



Walnut Country - The Signal | Volume 2023, Issue 1 | Office Phone: 925-687-9961 | Email: businessoffice@walnutcountry.com

Heritage Valley Oak Tree @ Adelia Ct Health Update

We are very sad to report that our historic heritage Valley Oak tree at the end of Adelia Ct must be removed due to ongoing health issues.

This tree is a local landmark, and one of only five Heritage Trees designated by the city of Concord due to its exceptional historic, visual or ecological significance. Our arborist estimates that this tree is anywhere from 250 to 500 years old. This is absolutely devastating news and it is with heavy hearts that we must have it removed due to its progressively hazardous health concerns.

This came to our attention when our arborist noticed some fungal conks growing in multiple locations of the trunk and base of the tree. Conks can be an indication of rot. A sample of this fungus was removed and sent to a local lab for analysis, where they found that several of these conks were from a "fruiting of *Laetiporus sulphureus*," (Chicken of the woods, Sulfur shelf), which "causes a red-brown carbonizing heart rot. The presence of the conks on the tree indicate that heart rot is present and the tree may be hazardous."

After receiving those results from the lab, we used a tree resistograph to measure for internal decay. A resistograph is a very small electronically-controlled drill that provides a report on the relative density of the wood to help detect wood decay, stages of rot, hollow areas, etc. These results showed advanced levels of decay and a hollow column in the main trunk of the tree.



The exact cause of the decay is hard to confirm - but the arborist did comment that the tree is situated much lower than the surrounding areas, which has caused water and other debris to collect at the base of the tree since the development was created back in the early 70s.

Our arborist then performed a Tree Risk Assessment per the ISA Tree Risk Assessment Manual. It was determined that, given all of the information available, this tree is categorized as an extreme risk as the likelihood of failure is imminent. This means that as the decay and rot progresses, the tree likely will come down at some point.

We presented this information to the city's arborist who confirmed the findings and stated that it is necessary to have the tree removed due to its hazardous condition. A permit for this tree's removal was approved by the city that same day.

The Board is currently obtaining bids from vendors for the removal of this tree. Our contracted arborist wrote up a detailed scope of work for this removal due to the large size and sensitive and historical nature of the tree. Part of the scope of work is an option to take any salvageable wood to a local mill for curing and possible future use. This is something the board is considering, but it does come at a sizeable cost.

The Board has scheduled a special meeting to specifically discuss this tree and the options available. It is important to note that the Board does not have the ability to defer removal of the tree at this time. The city and the Association's arborist have both concluded that the tree is extremely hazardous and must be removed. The purpose of this meeting will be to allow homeowners to provide feedback regarding topics such as what to do with the space after the tree is removed, opinions regarding curing/salvaging the wood, any memories you might have of this tree, etc.

The special Board meeting will be held via Zoom on **February 9th at 7pm**. Check the HOA website for the meeting notice. All homeowners are encouraged to attend. This is not an easy decision to have to make, and the Board would very much appreciate comments or feedback from the membership on dealing with this space after the tree has been removed and how to best memorialize this historic tree. Please contact the GM if you have questions or need the meeting information. Hope to see you there on Thursday February 9th at 7pm.

Walnut Country THE CROSSINGS

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Upcoming Schedule

Board of Directors Meeting

- Thursday, February 23rd @ 7pm

Architectural Committee Meeting

- Thursday, February 16th @ 6pm

Board Meeting Info

The Board of Directors meet on the fourth Thursday of every month at 7pm. Meetings are currently held via Zoom and owners are welcome to join by phone or by utilizing the Zoom app. Meeting information is included on the agenda, which is posted at the Business Office and also available online at the HOA's website.

The Architectural Committee meets on the third Thursday of every month at 6pm - please contact the Business Office for the Zoom info if you are interested in attending!

Clubhouse Hours

Wednesday thru Sunday
12pm to 8pm

Want to rent the Clubhouse?
Visit this website:
cowellhoa.skedda.com

2023 Pool Hours

Main Pool

Open Daily | 7am to 9:30pm

Main pool will stay open for the winter, but heat will be turned off when weather worsens. Bathrooms and gym will remain open.

Dates for heating are TBD.

Treasurer's Report (Year to Date) Balance Sheet as of December 31st, 2022

Current Assets

Cash - Operating	\$ 272,741
Cash - Reserves	\$ 1,932,640
Receivables	\$ 9,071
Prepaid Expenses	\$ 36,526
TOTAL ASSETS	\$ 2,250,978

Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$ 167,812
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Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments	\$ (8,821)
Total Outstanding Fees and Fines	\$ (4,251)
TOTAL OUTSTANDING DELINQUENCIES	\$ (13,072)



A LOOK at the BUDGET

Year-To-Date Budget Report

	YTD Actual	YTD Budget	YTD Variance	Monthly Actual
Total Revenue (Accrued)	\$ 1,404,669	\$ 1,391,108	\$ 13,561	\$ 124,576
Operating Expenses				
Insurance	\$ 70,929	\$ 61,600	\$ (9,329)	\$ 11,509
Taxes & Permits	\$ 2,743	\$ 11,500	\$ 8,757	\$ -
Legal Fees/CPA	\$ 13,489	\$ 16,750	\$ 3,261	\$ 116
Management & Accounting	\$ 224,071	\$ 221,550	\$ (2,521)	\$ 18,413
Office, Admin, & Mailing	\$ 58,778	\$ 35,250	\$ (23,528)	\$ 4,020
Staffing/Payroll	\$ 51,306	\$ 134,700	\$ 83,394	\$ 9,501
Security Patrol & Gates/Fences	\$ 22,007	\$ 22,000	\$ (7)	\$ 2,061
Alarm Systems	\$ 7,073	\$ 6,100	\$ (973)	\$ -
Landscaping & Irrigation	\$ 187,335	\$ 195,300	\$ 7,965	\$ 14,331
Pest Control	\$ 15,165	\$ 15,000	\$ (165)	\$ 1,260
Maintenance & Janitorial	\$ 34,360	\$ 18,500	\$ (15,860)	\$ 5,400
HVAC & Plumbing	\$ 5,801	\$ 6,975	\$ 1,174	\$ 550
Building Mtnc (Roof/Carpets)	\$ -	\$ 2,600	\$ 2,600	\$ -
Pools, Tennis Courts, & Dog Park	\$ 50,170	\$ 53,150	\$ 2,980	\$ 4,144
Utilities	\$ 246,151	\$ 228,554	\$ (17,597)	\$ 25,448
Bad Debt (For Delinquent Owners)	\$ -	\$ 500	\$ 500	\$ -
Reserve Transfer	\$ 361,079	\$ 361,079	\$ -	\$ 30,090
Total Operating Expense	\$ 1,350,457	\$ 1,391,108	\$ 40,651	\$ 126,843

President's Corner // February 2023

Hello Walnut Country, This is our first Signal of 2023. The Board and I hope you are having a great start to the new year.

We held our last board meeting on January 26th. Below are some of the highlights and additional news for the Association.

Heritage Oak Tree

One of the oldest trees on our Association property is an Oak tree near the East pool at Adelia Ct. This tree is estimated to be between 250 and 500 years old and is registered with the City of Concord as a Heritage Tree. The Association had the tree inspected recently and signs of internal rot were detected. The arborist did additional testing including a core sam-

ple and had the visible fungus tested by a lab. The test results showed that there is significant rot and decay in the trunk and that the tree is declining in health. The arborist has determined that the tree needs to be removed as soon as is practical. The arborist had the report reviewed by the City of Concord arborist who came to the same conclusion and told the Association that the tree needs to be removed. The Board has reviewed the report in detail and unfortunately there is no alternative but to remove the tree.

We know this is terrible news and that our fellow homeowners may have questions and want additional information. We have scheduled a Special Meeting for Thursday February 9th at 7

pm. This meeting will be held via Zoom and we encourage everyone who would like to know more to join us.

East Pool

The pump room rebuild and retrofit project for the East pool was completed in December. Inspectors from the City of Concord Planning Department, the Fire Department, and the Health Department have completed their final inspections and have certified the work. Work is underway to complete the West pool project. We hope to have an update on the West pool project soon.

Common Area Lights

If you have been out and about in the Greenbelt re-

cently, you may noticed that we are still having intermittent problems with our common area lighting. Some of the lights are still not working at night, and some are on during the day. There are two issues we are dealing with: 1) our wires are all direct burial, meaning they were not put in conduit when installed, and 2) the photocells on some of the light fixtures are going bad. We are continuing to work on these issues and get all of our lights working.

Thanks for reading everyone. Hope to see you at our meeting on Thursday, February 9th.

Mike Kindorf
CHOA President

Salsa Dance Classes @ the Clubhouse

Recently the Board approved moving forward with an introductory salsa dancing class at the Clubhouse! This class will be open to residents free of charge, and likely to take place around mid-March. We are still working on the logistics but wanted to get the word out! We'll be sending out more info on how to RSVP once a date is confirmed. If this class is suc-

cessful, we can work on making this a regular event for CHOA residents!

If you have suggestions for other events like this that the HOA could put on, we are all ears! Send an email to the GM anytime with feedback at businessoffice@walnutcountry.com. We are also working on things like water aerobics, yoga, mat pilates, to name a few. Send any ideas you might have our way!

WANT TO RENT THE CLUBHOUSE?

The CHOA Clubhouse is currently available to rent for a private party on Fridays, Saturdays, and Sundays! Here is a breakdown of costs to rent the Clubhouse:

- **Lounge:** \$300
- **Game Room:** +\$50
- **Kitchen:** +\$75

If your entire reservation takes place within Clubhouse business hours (12pm to 8pm), the price is reduced by \$100!

To make your reservation, just visit the calendar at <https://cowellhoa.skedda.com>. No deposit needed!

If you have any questions, please call 925-850-0250.

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IMPORTANT PHONE NUMBERS

Concord Police (24/7 Dispatch)	925-671-3333
Concord Police (Non Emergency)	925-671-3220
CHOA Business Office	925-687-9961
CHOA Clubhouse	925-825-0250
CHOA Security ("Alarm Response")	415-854-8514
Concord Public Works	925-671-3132
Code Enforcement	925-671-3075
County Animal Control	925-608-8400
CORE Homeless Outreach	211

General Manager's Update // February 2023

Hey CHOA! Glad we all got through the January storms relatively unscathed and hope everyone and their families had a wonderful holiday season. Also hope everyone who attended the Winter Festival had a great time socializing with your neighbors! Thanks again to Gloria and the Activities Committee crew for putting that on, we really appreciate you all!

You probably saw our cover story about the big heritage oak tree at the end of Adelia that needs to be removed. We are devastated by this news. It's always sad when any tree needs to be removed, but this one in particular is a huge loss. We're having a board meeting on February 9th to discuss in more detail and would encourage all owners to attend. We are working on what to do with this space once it's removed and how to appropriately memorialize this tree and would welcome any feedback or suggestions owners may have – or even just the sharing of some nice memories/experiences with this tree or the surrounding area. The meeting is being held on Zoom at 7pm. Contact me at the office if you need help joining and we hope to see you there!

Here are some updates for things that were happening since the last *Signal*:



- Tree trimming started on the common areas last week and should be wrapping up by the time you are reading this newsletter. We have tree removal services then scheduled to start towards the end of February. We have a section of this *Signal* dedicated to detailing what trees are being removed and why. If you have any questions about any ongoing or upcoming tree work, feel free to give me a call at the Business Office!

- The east pool pump room rehab project is officially 100% complete! Unfortunately the west pool is still a work in progress. We are still stuck at the permit stage with the city. The pool vendor has confirmed that, once all permits are wrapped up, construction will take roughly 2-3 weeks. We're optimistic that the west pool will be ready to go sometime in mid-March. At this time we do not have an exact date for when the pools will open up for the summer swim season; more to come on that later!

- The damaged wrought-iron fence in front of the Clubhouse has finally been repaired! Delays there were due to insurance wanting additional bids for review. The good news is 1) no one was hurt during the auto accident that caused the damage and 2) the HOA did not pay out of pocket for these repairs; it was fully reimbursed by the vehicle owner's insurance.

- We continue to work on fixing electrical and lighting issues in the greenbelt. Last week an electrician repaired the non-functioning lights and photocells in the central greenbelt near the water tank, so those should all be working properly now. Several other lights have been acting up; some by the west pool, others by the east pool. There is also a string of lights running from the preschool playground to the main playground basketball courts that have been out for some time. Those are next on the list for the electrician to investigate. I know we've mentioned this multiple times and you're probably tired of hearing about it, but the fact that all the outdoor electrical lines are direct burial (meaning the wires were simply laid down directly into the soil, rather than sheathed in conduit) makes things a lot harder to troubleshoot and repair. That, plus the fact that a lot of these components are turning 50 years old soon! If you see any lights out on a walk in the early morning or evening, please let me know at the office. Thanks to all who continue to report these issues – it's very helpful!

- In-person Board meetings are scheduled to resume in March, as the state of emergency is being lifted at the end of February. We are working on a hybrid approach to board meetings moving forward – where homeowners will have the ability to view/listen via Zoom. We should have more information available before the meeting notice and agenda goes out for our monthly March meeting.

- We installed a new sign at the lower pickleball court entrance detailing the court rules and etiquette. The pickleball use rules are currently the same as the tennis courts. If any resident experiences another resident breaking these rules, please contact the Business Office or the Clubhouse to let us know!

- The Clubhouse gym key fob reader continues to have some issues. We have a vendor scheduled to come out this week to continue to troubleshoot. For now the gym is still open during regular hours (5am to 8pm), but the key fob reader at the door might not respond as it normally would.

- Speaking of the gym, a part of the large weight machine in back is broken and needs to be repaired. Since this particular machine takes up a large amount of (limited) space in the gym, we would love feedback from residents regarding the practicality of this machine. Do you use it? If yes/no, why? Hypothetically, if this machine was removed, it would leave a lot more room for other potential items that might get more use. We would appreciate your feedback!

- One of the traffic mirrors across from Indigo Ct was damaged during the January storms. A replacement mirror is on the way and planned to be installed in early February.

- We've added some more sand to the main playground and will have the area more consistently raked/evened out. If you have any feedback or suggestions for improving how that the playgrounds are maintained, please let me know!

- Just a reminder that we have Pickleball paddles and balls in the Clubhouse which can be checked out by homeowners from the Clubhouse staff, just like ping pong tables or pool cues. If you've never played Pickleball but always wanted to try it, this is a great way to test it out without having to purchase any equipment!

Our February Board meeting will be held via Zoom, but it'll revert back to in-person meetings in March. Until next month!

Bill Mazza
CHOA General Manager

Dogs Off Leash / Loose Dogs

Lately we have been receiving several reports from residents who have seen loose dogs in the greenbelt. This is different from dogs simply being off leash – these dogs have been seen alone with no owner in sight. We are not sure if the dog escaped from their yard, or were let out for a short bathroom break by their owner and they managed to make a run for it. One particular dog (medium sized, maybe 30-40lbs, brown color) has been seen a few times a little bit to the east of the central greenbelt, near Striped Maple Ct and Winterberry Ct. If you see a dog off leash that appears to be vicious or is creating an immediate safety hazard (by running through traffic, etc) contact the police department immediately by calling 911. Otherwise, the city recommends contacting Animal Services to try to address the problem. They can be reached at 925-335-8300. In an emergency situation, police dispatch may send out an officer to try to address the problem. The Association is not equipped to respond to reports of loose dogs off leash if the owner is not nearby.

We would like to respectfully request that all owners do their best to ensure that dogs aren't let out to explore the common areas without a leash. Even if you think your dog is trained and friendly! Many dogs don't react well to other dogs off leash coming up and saying hi (mine included!), and even if you think your dog is

friendly, you never know how they might react to another dog that doesn't appreciate someone getting in their space. Please be courteous and keeps your dogs leashed. Dogs are animals, and you don't know for sure how they will react.

We would also like to take this time to remind all residents that at no point can any dogs be off leash anywhere in the common areas, except for the dog park. Our community has two lovely dog parks on the east end, near Ayers Rd. Any owner who wants their dog to get some off-leash exercise can simply take them to our private dog park for a nice play date. Please be respectful of your neighbors and keep your dog leashed at all times.

We've mentioned this in previous Signals, but thought it was worth rehashing: Residents can call the Clubhouse during operating hours to report a dog off leash in the common area. If the staff is able to leave the Clubhouse, they can investigate and request that the resident leash their dog and attempt to obtain their address.

If you notice someone with dogs off leash, we understand that approaching them is not always effective. The HOA can get involved if we know where that resident lives – the Board can then call them to a hearing, impose a fine, and revoke common area access. However we know that figuring out where these residents live is also tricky and not always a reasonable ask. But if we

truly want to try to curb this behavior, that is the best next step. Other solutions are either generally ineffective (like signage and Signal reminders), or cost prohibitive (like hiring a security guard to patrol the common ar-

Walnut Country Preschool News



Walnut Country Preschool

Things have been pretty COOL at school as we finish up our section on arctic animals and snow. While we don't get snow or get to see some of these arctic animals in real life at Walnut County preschool, the students enjoy learning about a world beyond their reality and imagination. In February we will start talking about some more animals that are usually only in our imaginations—Dinosaurs! Later in the month we will be talking about transportation as we zoom through the shortest month of the year.

At home, if you decide to send out Valentines, this whole activity is a great opportunity for fine motor skill development. Writing out

their name, cutting, coloring, etc. Sometimes as busy grown ups we want to rush through the process and check it off the to-do list. However, if you have the opportunity, these are really meaningful moments to your preschooler and even school-age children, both skill-wise and emotionally.

We have opened enrollment for the general public as of January 30! We will be welcoming 3 and 4 year olds for Fall 2023. If you are interested in enrollment, please call now 925-798-9686, or email walnutcountrypreschooldirector@gmail.com. You may always visit our website for details at www.walnutcountrypreschool.com.

Bingo Anyone?

We are still attempting to see if we have enough folks interested to start up some bingo at the Clubhouse! So far we've only received a handful of responses. If you're interested in playing bingo at the Clubhouse, please send us an email at clubhouse@walnutcountry.com so we can continue to gauge interest. There would be no cost to residents to play, and we could potentially have prizes for winners. Most of all, we'd just like to start up consistent group events where residents can easily socialize with their neighbors!

country.com so we can continue to gauge interest. There would be no cost to residents to play, and we could potentially have prizes for winners. Most of all, we'd just like to start up consistent group events where residents can easily socialize with their neighbors!

eas during the day). One 8-hour shift would cost around ~ \$300 per day using our current vendor – and we are simply not budgeting for that kind of a security patrol bill at this time. That would be over \$9,000 per month for enforcement on site, 8 hours per day.

Residents can always make reports to the County Animal Services department directly, as they are responsible to enforce Animal Ordinance violations. Their number is 925-608-8400. Concord PD confirmed that they would not respond to calls about dogs off leash, it would need to be Animal Control. They may be able to respond quickly to calls during the day time, but there is no

guarantee – however if they have an address, they can make contact with that resident directly and issue a citation.

Bottom line, the best way for the HOA to handle this issue right now is to know where the residents live who frequently let their dogs off leash. If have any information about individuals who behave in this manner, please let the Business Office know so the Board can get involved and call these residents to disciplinary hearings. But you can also call the Clubhouse to report this if you see it in real time during Business Hours, and if they are able to respond, they will! They are available Weds-Sun, 12pm to 8pm.



February 2023 Tree Work & Removals

Tree 81

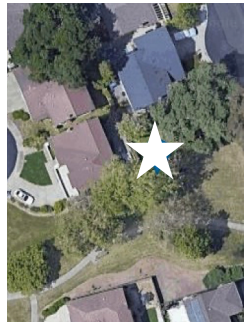


Location
Adjacent to 4421 Shellbark Ct

Species
London Plane

Tag #
81

Reason for Removal
Excessive deadwood throughout upper portion of main canopy. Removal recommended due to poor health/proximity to homes.



Tree 82

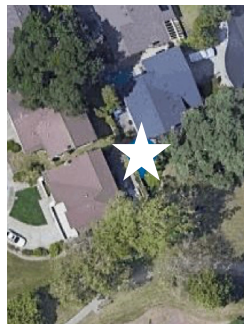


Location
Adjacent to 4421 Shellbark Ct

Species
London Plane

Tag #
81A

Reason for Removal
Excessive deadwood in center portion of upper main canopy indicating possible root rotting.



Tree 128

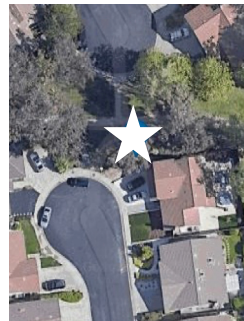


Location
Adjacent to 4473 Leatherwood Ct

Species
Eucalyptus Silver Dollar Gum

Tag #
124

Reason for Removal
Very poor structure and some deadwood in upper canopy. Leaning toward greenbelt with some cracking on upper side of soil.



Tree 421

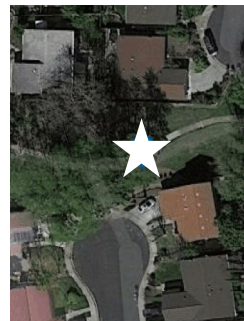


Location
Greenbelt near 4477 Sheepberry Ct

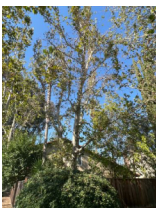
Species
Evergreen Ash

Tag #
414

Reason for Removal
Several pockets of decay in upper and lower portion of main trunk, poor structure, and heavy seed production all imply poor health.



Tree 507



Location
Adjacent to 4416 Indigo Ct

Species
London Plane

Tag #
499

Tree 27



Location
Near 4419 Arrowwood Ct

Species
Eucalyptus Blue Gum

Tag #
27

The Board of Directors met in early January to discuss CHOA's 2023 tree care plan. This time around, the Board agreed on a new approach for tree maintenance. Towards the end of last year, the Board entered into a contract with an arborist who will act as, for all intents and purposes, "the Association's arborist" and create a tree care plan as well as scopes of work for maintenance. In December, the arborist completed a full inspection of all trees and created a scope for winter 2023 trimming. This scope was then sent to multiple vendors to obtain like-for-like bids. This plan has been effective thus far for two main reasons:

1. The individual creating the scope of work is independent from the company performing the maintenance, and thus has no skin in the game or incentive to upsell or oversell (as the sales side of tree-care work is often commission-based)
2. We are now able to obtain multiple competitive bids for all tree care work, which should help keep pricing aggressive as the jobs are not guaranteed to go to a single vendor

Our arborist is maintaining the inventory of trees and performing frequent inspections. Another benefit to us is that they will be able to perform quality control work on our behalf after all trimming is complete, to ensure it was all performed according to the approved scope.

A total of four vendors submitted proposals for winter 2023 tree work, and these proposals were reviewed by the Board at their meeting on January 4th. The Board ended up selecting one vendor to perform all trimming/pruning work, and another vendor to perform tree removal work. By divvying it up this way, the Board saved more than \$25,000.00 when compared to the cost of simply selecting a single vendor to perform both trimming and removal! This new approach has already yielded a significant cost savings to the Association.

There are a total of 20 trees in need of removal due to safety concerns (usually a result of poor health). This removal work is scheduled to begin around February 20th. 18 of the trees are located in or along the greenbelt, and two are located on the South Slope. One of the trees originally tagged for removal was the sole greenbelt tree that came down during the January storms!

Tree 345



Location
Near 4426 Winterberry Ct

Species
Eucalyptus Silver Dollar Gum

Tag #
339

2023 Tree Removals Continued

Tree 8



Location
Greenbelt near 4301 S. Larwin Ave

Species
Eucalyptus Silver Dollar Gum

Tag #
8

Reason for Removal
Close to neighboring property fence corner, leaning over greenbelt. Horizontal cracking on largest of 3 main codominant stems.



Tree 116

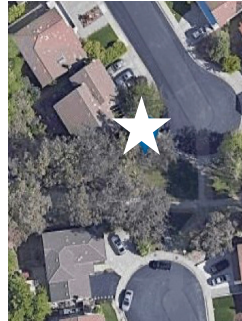


Location
Adjacent to 4424 Weeping Spruce Ct

Species
Eucalyptus Silver Dollar Gum

Tag #
112

Reason for Removal
Excessive deadwood in upper canopy with tree leaning towards end of cul-de-sac and greenbelt. Bark cracking appears excessive.



Tree 311

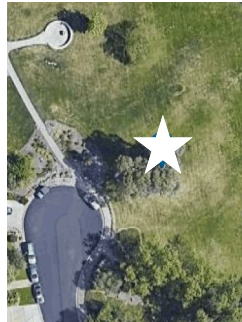


Location
Greenbelt at end of Lawson Ct

Species
Eucalyptus Blue Gum

Tag #
305

Reason for Removal
Excessive deadwood in canopy despite pruning last year. Excessive damage throughout bark on main trunk. Decay in upper trunk.



Tree 387

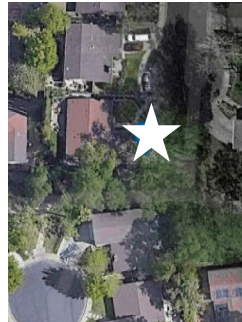


Location
Adjacent to 4426 Sugar Maple Ct

Species
Evergreen Ash

Tag #
381

Reason for Removal
Very few lower lateral limbs, most of canopy over neighboring property with excessive deadwood and pockets of trunk decay.



Tree 381



Location
Near 4426 Sugar Maple Ct

Species
Evergreen Ash

Tag #
375

Tree 65



Location
Near 4479 Snowberry Ct

Species
Eucalyptus Blue Gum

Tag #
65

Walnut Country Swim Team Chili Cookoff & Spring Clinic

The Chili Cook-Off is just around the corner and we're looking for those of you that will accept the challenge and those of you that will come to taste and judge our chili challengers.

Sign up to join us **February 5th from 2:00 - 5:00 pm** as we host our Annual WCST Chili Cook-Off Fundraiser at the Walnut Country Clubhouse. The event features a silent auction and a sale of desserts. Join in the fun and enter the challenge with your favorite chili recipe to win bragging rights throughout 2023!

- \$10 per adult (all you can eat chili & cornbread)
- \$5 per child (chili or pizza)
- Chili entrants get one free admission!

Email wcstfundraising@gmail.com to get the RSVP link!

SPRING CLINIC

We are excited to announce that registration is now open for 2023 Walnut Country Swim Team Spring Clinic! The focus of our clinic is the development and improvement of proper stroke technique. This is not a learn-to-swim program and there will be no coaches in the water. At a minimum, swimmers must be able to swim one lap of freestyle and backstroke unassisted under 1 minute. This clinic is open to all swimmers, even if not WCST members.

Dates: February 27 - March 31 (5 weeks)
Days: Mon/Tue/Thu/Fri (no Wednesday)
Price: \$200

PRACTICE GROUPS

* **Note:** Age as of 6/15/23 determines the age of your swimmer(s)

** Practice groups/times are tentative based on sign-ups.

Group 1: 4:15pm - 5:00pm

7 and unders, 8-9 that do not know all 4 strokes

Group 2: 5:10pm - 5:55pm

8-9 year olds that know all 4 strokes, 10-11 year olds with no competitive experience

Group 3: 6:05pm - 6:50pm

10-11 year olds with competitive experience, 12-up with no competitive experience

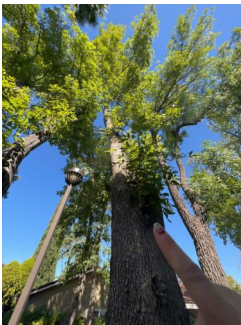
Group 4: 7:00pm - 7:45pm

12-ups with multiple years competitive experience

Space will be limited! Please contact Tanya Tadiar (wcstsecretary@gmail.com) for the link to register or if you have any questions.

2023 Tree Removals Continued

Tree 396

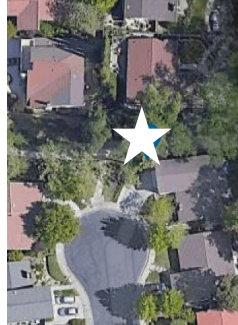


Location
Adjacent to 4475 Deerberry Ct

Species
Evergreen Ash

Tag #
390

Reason for Removal
Large pocket of decay in upper portion of trunk.



Tree 399

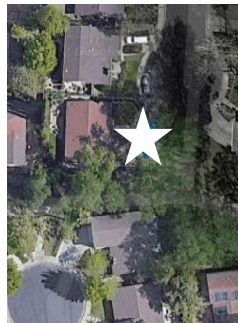


Location
Adjacent to 4426 Sugar Maple Ct

Species
Evergreen Ash

Tag #
393

Reason for Removal
Very few lower lateral limbs, most of canopy over neighboring property with excessive deadwood and pockets of trunk decay.



Tree 403

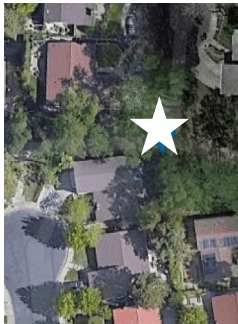


Location
Adjacent to 4475 Deerberry Ct

Species
Evergreen Ash

Tag #
396

Reason for Removal
Base of tree close to neighboring property fence. Excessive deadwood in upper canopy w/ pockets of decay in leaders/trunk.



Tree 434

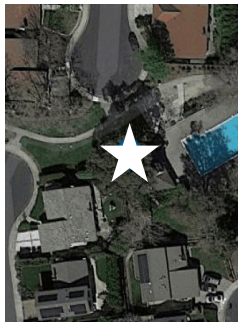


Location
Near East Pool Pump Room

Species
Eucalyptus Nichol's Willow-Leafed Ppmt.

Tag #
396

Reason for Removal
Fungal conk on one of two main codominant leaders and another conk in center of trunk. Spares/small foliage throughout.



Tree 158



Location
Near 4481 Sweet Shrub Ct

Species
Monterey Pine

Tag #
152

don't need the original copy – a scanned electronic copy will suffice! That being said, as the HOA is nearing its 50th birthday, some of the info on file may be out of date or incorrect. When Common Interest took over management of CHOA back in 2019, it was given a list of owners by the previous management company, who in turn was given a list of owners by the management company before them – and so on and so forth until you get all the way back to the original management company hired by the developers in the mid-70s.

We'd encourage you to check your monthly HOA statement and make sure your information is correct. If you have any issues or questions, please call the GM for help!

Spring Fest - Got Plastic Eggs? Donate to CHOA!

Mark your calendars, CHOA's famous Egg Hunt is coming back this year on Saturday, March 25th. Do you have extra plastic eggs at home that we could reuse? You can drop them off at the Clubhouse during business hours - please have both sides of the plastic egg are clicked together so we can easily count them - we will be filling over 3,000 eggs!

The RSVP link will be sent out at the end of Feb through the e-signal, make sure you're signed up!

Can't wait to see you there!

Name Changes - Marriage, Divorce, New Owners, etc.

We're including this information here as we've received several phone calls lately about how to get a name changed on someone's HOA account. As always, if you have any questions, or your situation is a little different, please contact the GM at the Business Office!

The name you see on your HOA monthly statements, or any other HOA document you get in the mail (budgets, ballots, etc) is the official name(s) we have on file for your account. These particular names were originally derived directly from the grant deeds to your particular unit, as per the CHOA By-laws, HOA membership is defined by who is on title to the house.

Whenever a house in CHOA is sold, the escrow/title company involved in the transaction automatically sends the management company a copy of the new deed, and the system is updated to reflect the new owner. So owners buying or selling their homes don't need to do anything for this change to take place.

If you have changed your name (due to a marriage or divorce, for example), we can usually update the system to reflect that if you send us a copy of some official document like the marriage license. If you got married and added a spouse to the deed, you should send us the final recorded deed as soon as you can so we can ensure that the spouse is also listed on the account.

In unfortunate events like a death or a divorce, where an individual is being removed from the deed, all we need is a recorded copy of the updated deed to make the change. We

NANCY'S NEWS

CROSSINGS COMMUNITY

January, 2023

Issue 164

NANCY BENNETT



St. Paddy's Day Event



Eat, Drink and Be Irish!

Please join us on Saturday, March 11th

5:00 pm to 9:00 pm

Crossings Clubhouse—4465 South Larwin Ave, Concord

Free—Family Friendly Celebration

- Must RSVP to attend—
- Jana@BennettBetter.com or 925-391-6100
- Must be a Crossings resident
- Must wear green attire

Serving Traditional Irish Dinner

With Green Beer, Whiskey & Soft Drinks

A Special Thank You to Our Clients and the Crossings!



Nancy Bennett of The Bennett Team

Greg Lartilleux of Avenir Mortgage Planners



CROSSINGS REAL ESTATE MARKET

Status	Days	Address	List Price	Sold	SqFt	Beds	Baths	Sale \$/SqFt	Closing Date
ACTIVE	160	4409 Shellbark Court	\$1,398,000		2560	5	3		
PEND	6	4641 Sugarland Circle	\$788,000		1366	3	2		2/17/2023
PEND	177	4412 Sugarland Ct	\$899,999		2053	4	2.5		
SOLD	195	4423 Weeping Spruce Ct	\$999,000	\$950,000	2130	4	2.5	\$446	1/10/2023
SOLD	91	4497 Stone Canyon Ct	\$850,000	\$810,000	1367	3	2	\$593	12/9/2022

COMING SOON!

Available and Coming Soon

- 3 bed, 2 bath, 1200 sq ft—Concerto Circle
 - 3 bed, 2 bath, 1070 sq ft—Schenone Ct
 - Turtle Creek—3 bed, 2 bath single story
- NEED**—4 bedroom or larger Crossings home at the end of a court.
Single story 4 bedroom home, any condition.

Our team has helped over 600 families buy or sell homes! Even in today's market, we have a unique strategy to get your home sold.

Are you the next family that we can help too?

NANCY E. BENNETT, REALTOR

Keller Williams Realty—East Bay

Top Selling Crossings Agent since 2006
#1 Agent In Concord, 2014—2019
Five-Star Professional Customer Svc Award 2013—2022

Founder and CEO, The Bennett Team
Agent Leadership Council, Faculty Member and Mentor
Phone 925.606.8400 and Nancy@BennettBetter.com
CalDRE #01399870

Real Estate Hibernation May Be Over

Real estate agents confirm what housing data is starting to show: More homebuyers are emerging from their self-imposed hibernation.

Earlier this month I had the opportunity to hold open a new listing at 4641 Sugarland Circle in the Crossings. This is the first newly listed home of the year in our community. It's one of the smaller models with 3 bedrooms, 2 baths and less than 1,400 sq feet.

There were over 40 groups of people that came through in one weekend! Honestly, with the football playoffs and one of the first "dry weekends" of the year, I expected that folks would be more happy to go for a hike or watch sports.

Many neighbors stopped by to ask about the house and better understand the price of \$788,000, given the last home sale of this model type in the Crossings sold for \$810,000 in December.

After preparing that home for sale with a limited budget from the trustee's, there was still tens of thousands of dollars of deferred maintenance identified in the pre-inspection reports. Additionally, the HVAC system and windows are probably original.

It is our intention to have buyers make offers based on the current condition and disclosed items and reports – which will bring us to the value that today's buyers are willing to pay for a home in the Crossings with this amount of deferred maintenance. After 7 days on the market, the sellers accepted an offer that is over the asking price and closing in 3 weeks.

Who else stopped by the open house?

When speaking to all of visitors, I learned that many of them were first time buyers...just getting qualified to buy or just starting their research on homes, communities, and current price points.

The general consensus seems to be that home buyers have mentally absorbed the higher mortgage rates and are happy with the recent price declines in housing. Marrying these two factors together and home buyers are feeling comfortable to make offers and keep within their budgets too.

*I will take this opportunity to mention that if there are 5 other buyers who want a Crossings single story home right now. They were just starting their home search as I mentioned above and were not ready or able to bid on this home.

It seems to me that home buyers are hoping to get a step ahead of what could be a real estate bottom. This does not mean that prices are going to spike again like they did during the lockdown...however it would be nice to have a more stable market price point and a continuous supply of housing inventory and home buyers. Balance baby, balance!

As of now, my personal opinion is that we are near the bottom of this market decline. Not to say that given any movement politically or economically wouldn't allow for another decline, but with local buyers having already absorbed much of the interest rate hikes and price declines, I'm seeing many more buyers engaging in their home search again.

Let me know how you feel about the real estate market right now or stop any of my open homes and let's chat.

What's Your Next Step for Selling Your Home?

If you're thinking of selling in the next 2 weeks, 2 months or 2 years, now would be a good time to learn what you may need to do to maximize your home sale.

Call for a 30 minute consultation and overview on our market, today's buyer needs and how to reach your financial and family goals. I love to sit and educate clients, provide insight and leave you with some of your options, for your family to consider.