



Walnut Country - The Signal | Volume 2024, Issue 6 | Office Phone: 925-687-9961 | Email: businessoffice@walnutcountry.com

Q&A with Councilwoman Laura Nakamura at the Clubhouse



The Board has approved a request to host a Q&A session with Councilwoman Laura Nakamura at the CHOA Clubhouse next month! Join us on Wednesday August 14th at 6pm to hear from Councilwoman Nakamura as she goes over

pertinent and discussion-worthy issues currently facing the city and its residents. We will then open up the floor for a Q&A during the second half of the event.

Some of the initial discussion topics will include:

- *Affirmatively Furthering Fair Housing Rezoning Project – how it works, infor-*

mation, and impact and implications on CHOA residents and the city at large

- *Zoning initiatives at large – example: old Kmart, chance to re-zone as mixed use?*
- *Rent Stabilization and Just Cause for Eviction ordinance*
- *Concord Naval Weapons Depot project status*

This event is open to all CHOA residents, no RSVP needed. Please plan on showing up about 10 to 15 minutes early to find a seat and get settled.

This event will take place in the Clubhouse lounge (immediately on your left as you enter the building). If you have any questions, please reach out to the Business Office!

Get your ID and Guest Badges at the Clubhouse by Aug 1st

Sorry in advance to those who are sick of hearing about badges, but we need to take every opportunity to remind folks that they are back and will be enforced soon!

Effective August 1st, all residents and their guests will need to have their CHOA ID Badges with them whenever using the facilities – including the pools, tennis courts, pickleball courts, basketball courts, playgrounds, dog park, or clubhouse. The HOA Rules require that they be visible and on display when using the facilities. They can be on a lanyard, attached to clothing, bags, towels, backpacks, etc.

If you have a guest with you, you must also carry your CHOA Guest Badge. This will allow for up to five guests to join you – but please note, this number is different for some facilities that are more limited. For ex-

ample, a maximum of three guests are permitted when using the tennis and pickleball courts. If you want to have more than 5 guests, a one-day badge will be available to get from the Clubhouse.

Enforcement will start in August and will comprise of HOA staff entering the facilities and asking residents to make sure they have their badges. If you do not have your badge with you when using a facility, you will be asked to leave to retrieve it. Please ensure you have your badges ready to go and accessible for when you use the facilities. There may be a small grace period when enforcement begins, but having badges on your person when using the pools, courts, etc. will be the norm and residents who do not have them will be asked to leave and get them.

Walnut Country THE CROSSINGS

In This Issue...

- *Treasurer's Report* pg. 2
- *President's Corner* pg. 3
- *GM Update* pg. 4
- *Board Meeting Summary* pg. 6

Upcoming Schedule

Board of Directors Meeting

- Thursday, July 25th @ 7pm

Architectural Committee Meeting

- Thursday, July 18th @ 6pm

Board Meeting Info

The Board of Directors meet on the fourth Thursday of every month at 7pm. Meetings are at the Business Office but also available via Zoom. Contact the General Manager if you want the Zoom info!

The Architectural Committee meets on the third Thursday of every month at 6pm via Zoom - 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:

<https://cowellhoa.skedda.com>

2024 Pool Hours

Main Pool

Open Daily | 7am to 9pm

- Heated to 83 degrees

East & West Pools

Open Daily | 7am to 8pm

- Heated to 83 degrees

WCST Summer Season

June 10th thru August 2nd

- Monday - Friday practices
- 7:30am to 12pm @ Main Pool

CHOA CONTACT INFORMATION

BUSINESS OFFICE / GM

Hours: Monday thru Friday, 9am to 5pm

Phone: 925-687-9961

Email: businessoffice@walnutcountry.com

CLUBHOUSE

Hours: Weds thru Sunday, 12pm to 8pm

Phone: 925-825-0250

Email: clubhouse@walnutcountry.com

Treasurer's Report (Year to Date) Balance Sheet as of May 31st, 2024

Current Assets

Cash - Operating	\$ 155,666
Cash - Reserves	\$ 1,560,576
Receivables	\$ 6,701
Prepaid Expenses	\$ 55,321
TOTAL ASSETS	\$ 1,778,264

Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$ 134,638
---	-------------------

Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments	\$ (6,293)
Total Outstanding Fees and Fines	\$ (2,409)
TOTAL OUTSTANDING DELINQUENCIES	\$ (8,702)



**A LOOK
at the
BUDGET**

Year-To-Date Budget Report

	YTD Actual	YTD Budget	YTD Variance	Monthly Actual
Total Revenue (Accrued)	\$ 643,043	\$ 639,189	\$ 3,854	\$ 130,152
Operating Expenses				
Insurance	\$ 37,727	\$ 32,167	\$ (5,560)	\$ 7,468
Taxes & Permits	\$ 2,451	\$ 2,915	\$ 464	\$ -
Legal Fees/CPA	\$ 4,844	\$ 6,167	\$ 1,323	\$ -
Management & Accounting	\$ 107,151	\$ 103,494	\$ (3,657)	\$ 20,910
Office, Admin, & Mailing	\$ 35,431	\$ 25,481	\$ (9,950)	\$ 6,603
Staffing/Payroll/Events	\$ 48,512	\$ 43,000	\$ (5,512)	\$ 6,552
Security Patrol	\$ 5,733	\$ 9,750	\$ 4,017	\$ 1,147
Alarm Systems	\$ 4,070	\$ 3,210	\$ (860)	\$ -
Landscaping & Irrigation	\$ 76,544	\$ 85,083	\$ 8,539	\$ 15,539
Pest Control	\$ 6,276	\$ 7,083	\$ 807	\$ 612
Maintenance & Supplies	\$ 5,422	\$ 8,750	\$ 3,328	\$ 174
HVAC & Plumbing	\$ 550	\$ 2,292	\$ 1,742	\$ -
Roofs & Gutters	\$ -	\$ 792	\$ 792	\$ -
Pools, Tennis Courts, & Dog Park	\$ 24,037	\$ 25,790	\$ 1,753	\$ 4,467
Utilities	\$ 72,724	\$ 106,125	\$ 33,401	\$ 24,403
Reserve Transfer	\$ 177,079	\$ 177,079	\$ -	\$ 35,416
Total Operating Expense	\$ 608,551	\$ 639,178	\$ 30,627	\$ 123,291

Are you signed up for the CHOA eSignal?

The eSignal is the email program we use to send out community-wide updates to CHOA residents. We typically use this for things like project or maintenance updates, CHOA events RSVPs and info, and Board meeting notices and agendas. The eSignal is a great way to see what is happening here in your community! It will also get you time-sen-

sitive updates if, for example, a facility is closed for maintenance or a gate is out of order.

You can sign up for the eSignal online in less than a minute! Just visit this page:

www.walnutcountry.com/esignal

President's Corner // July 2024

Hello Walnut Country, hard to believe that it is already July. If I needed proof that summer was in fact here, yesterday was a balmy 107 degrees here at The Crossings. I hope that you are making it through this heat wave. Thank you for reading this edition of our Association newsletter and staying informed. Our last meeting was June 27th. Below are some highlights and news for the Association.

2024 Annual Election

Our HOA governing documents dictate that we have an election every year. The results of that election go into effect at our Annual Meeting, which is held in September. This year, we had three of the seven seats open. In the end, two of the current board members (including myself) applied for new two-year terms. The election is deemed "by acclamation" meaning that we do not have to mail out ballots and hire an "inspector of elections" to run the process, since only two persons applied for three vacancies.

Pickleball Court / Parking

Our lower courts are home to our four Pickleball Courts. If you are driving to the lower courts, the closest parking is on Blueberry Court. This has created some significant traffic issues for residents there, especially on weekend mornings. We ask that if you do drive to the courts and see that parking there is getting full, that you try another court or walk to the courts if practical. Thanks.

Solar Panel Study (Contd.)

Our General Manager received guidance from the Board at our May meeting and has started the process of conducting a feasibility study to determine if solar panels can help offset some of the HOA electrical costs. Our biggest electrical use comes from our pools and the Clubhouse as you could probably guess. This sounds simple, but when you have to factor in the locations of our PG&E junction boxes, and the fact that our pools all have lots of trees in the areas that would greatly reduce the

efficiency of solar, the project gets a bit complex. The General Manager is mapping out possible panel locations and consulting with potential vendors.

HOA ID Badges

Our HOA Clubhouse Staff are now issuing new HOA badges for residents. You do not need to replace existing badges that you have from pre-2020. They are still valid. If you are a new resident, we encourage you to go by the Clubhouse during their hours of operation to get your badge issued.

Thanks for reading and we hope to see you at a future meeting. Our next meeting will be Thursday, July 25th, 2024. We hope to see you there. You can attend in person or join us via Zoom to watch. Board meetings are a great way to give the Board feedback for any issue or concern you might have, so please join us if you have any comments.

Mike Kindorf
CHOA President

Raccoon Prevention Tips

We have received reports from some owners of increased raccoon activity throughout the community. When raccoons wander onto your property, they are usually looking for three specific things: food, water, and shelter. Your trash is a raccoon's number one food source. Please make sure your trash and organics lids are fully closed when stored. Raccoons are smart and can sometimes knock over the cans to get at the food inside. Consider tying the lid down with bungee cords or placing something heavy on top to deter them if this is an issue for you. Even if they can't get to the trash, they will be attracted to its smell. (All of these tips will also assist in deterring rats!). Raccoons will also be on the lookout for exposed compost, bird feeders, pet food bowls, or debris on the ground like fruits and nuts from trees.

For bird feeders, consider hanging the feeder from a thin pole that raccoons can't climb, or install a raccoon guard around the bottom of the pole.

Please never leave pet food or water out overnight, as this is a sure-fire way to attract raccoons and other critters into your yard. It is also recommended to periodically clean or wash your trash bins to minimize scents that may attract raccoons.

If you have fruit or nut trees on your property, clean up fruit and nuts that fall onto the ground as soon as possible.

Raccoons may also be scared off by motion-activated security lights, so consider installing a few around your house if you haven't already.

Havahart sells an outdoor motion-activated critter repellent and sprinkler that uses a heat and motion sensor to "release a startling surge of water to scare animals away". You can find it on www.havahart.com. This company also makes humane, kill-free trap and release cages for animals like raccoons, rodents, and squirrels.

CARRASCO CONSTRUCTION

Lic. #797947

*** Quality * Satisfaction * Trust ***

Additions & Remodels
Kitchen & Bathroom
Renovation
Concrete Drives,
Pool Decks & Patios
Termite / Home
Inspection Repairs
Fire & Water Restoration

BONDED & INSURED

Frank Carrasco
Bus: 925-446-7489
www.carrascoconstructioninc.com

General Manager's Update // July 2024



Pictured: the General Manager "working"

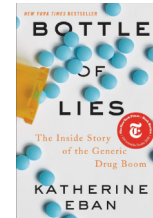
Hey CHOA! Summer is officially in full swing and I hope you've been able to enjoy some of CHOA's outdoor facilities like the pool, playgrounds, and tennis/pickleball courts. But I wouldn't blame you if you haven't left your house in fear of literally melting alive the second you step foot outside. How do folks in Phoenix do it?

Anywho, here are some updates for things that were happening since the last *Signal*:

- This past June was our Clubhouse staff member Robin's two-year anniversary with CHOA. Congrats Robin! Robin has been tremendously helpful and a valuable asset of CHOA, whether he's been assisting with our community events, keeping the clubhouse running smoothly, or helping out with keeping the bathrooms clean when our janitor is unavailable. Thanks for all of your hard work, we appreciate you!
- We replaced the broken light switch and converted the lights to LED inside the bathrooms at the east pool, matching the work we did last year at the west pool. Instead of a timer, the lights are now motion-activated.
- There is a small beehive located in the trunk of an olive tree on Lawson Ct, by the fence that separates the clubhouse landscaping and the grass that runs along the pool perimeter. Our bee removal specialist (who handled the hive removal last month) has installed a device that collects bees inside the hive into a small portable box. The vendor then relocates these bees to his apiary a few times a week. This process will take another few weeks to complete, but it is the most humane and thorough way to remove the bees from this area. Alternate solutions were poisoning the hive or removing the tree entirely.
- We are making repairs to the main entry door at the Preschool – the current push bar and locking mechanism is old and sticking.
- We completed electrical repairs for the irrigation controller that handles all watering for the west side of the HOA – that area is now being watered and looks much improved already!
- The new drinking fountain is installed and working – however we noticed that there was an issue with some of the water not fully draining. We had the plumbers look into it and they discovered that about 15' down the line, a tree root broke into the pipe and created a block. We now need to trench a new line and hook into a drain about 10' away. That is actively being worked on.
- We are still working on getting the non-functioning faucet in the women's restroom at the main pool fixed. We have a quote for replacing the faucet but are looking into what it would cost to replace the entire countertop, since it is looking pretty dated...
- As of me writing this in early July, we have produced about ~200 new badges for residents. If you don't already have a badge, stop into the Clubhouse to grab yours! Enforcement will begin on August 1st.
- We finished up some additional maintenance on the heritage oak tree at the end of Adelia Ct. This work was recommended by the arborist we were working with last year. The white painted area you see was done because the "west side of that southwest root was below grade for years and should be protected from hot sun because the corky bark layer is thinner". The soil work was done to "stabilize the vertical sides" by laying the top edge of the slope back. We continue to monitor this tree and will let you know if anything new comes up, but so far it seems to be responding well.
- Last month the landscapers finished up a big number of irrigation repairs that

were noted from an inspection earlier this winter. This included tons of rotors, nozzles, broken pipes, and minor adjustments to ensure adequate coverage.

And once again, the return of my favorite column, another book recommendation that no one asked for!



Bottle of Lies by Katherine Eban

I finally finished a new book in what feels like forever...but unfortunately it's not a great, uplifting, cheerful story. It will probably make you blood-red mad at times, but it is so SO worth the read. This is 10-year investigation that looked into the overseas manufacturing of generic drugs and all of the associated difficulties of enforcing US regulations onto foreign factories and companies who are doing everything in their power to get away with producing the lowest cost and quality drugs possible. You probably know where this is going. Honestly, they should move this book over into the horror section, parts of it are absolutely terrifying. I guarantee you, if you read this you will check all of your prescriptions to see if they are generic, and then figure out where they are manufactured. It is totally bananas. And pretty upsetting when you realize that institutions like Kaiser use generics for all medications unless otherwise specified by a doctor. This will make you think twice about buying generics over name brand, even if it costs three times as much. Sure, ignorance is bliss...until your generic Lipitor is recalled because it contained tiny fragments of glass (this really happened. And it's the tip of the iceberg). HIGHLY recommended!

Hope to see you at this month's Board meeting, even if you just pop-in via Zoom! Board meetings are where almost every HOA-related decision is made, and lately the Board has been discussing some important projects. As always, if you have any questions about anything at all, feel free to give me a ring at the Business Office. Until next month!

Bill Mazza
CHOA General Manager

CHOA ID Badges Available for Pickup on Saturdays for Month of July

We have no Clubhouse reservations on Saturdays for the month of July, so we are adding Saturday as another day residents can go into the Clubhouse to get their new ID and Guest Badges!

For the rest of July, any resident who needs one can go into the Club-

house to get their badge any day the Clubhouse is open, from 4:30pm to 7:30pm.

If you don't have one already, please get your badge before enforcement starts on August 1st! All residents over the age of 4 need a badge when using the CHOA facilities.

And if you still have the old badges from the pre-COVID era, please hold onto those for now - they will still be valid. If you have any questions about badges or enforcement, please call the Business Office at 925-687-9961. You can also reach the Clubhouse at 925-825-0250.

Walnut Country Swim Team News

2024 Fall Clinic

WCST will offer swim clinics this fall! Fall Clinic is a great way for summer league swimmers to maintain their swimming fitness, and maintain their progression in the off-season. Register early for early registration pricing. There will be two sessions:



Session 1:

- Tuesday September 3rd to Thursday October 3rd
- Monday thru Thursday practices
- \$325 per swimmer (\$275 per swimmer, if registered by July 26th)

Session 2:

- Tuesday October 15th to Thursday November 14th
- Monday thru Thursday practices
- \$325 per swimmer (or \$275 per swimmer, if registered by September 9th)

Register for either session for \$325 per swimmer (\$275 with early registration pricing) or register them for both so they can swim the clinic from September through mid-November for \$650 (\$550 per swimmer with early registration pricing - \$275 per swimmer x 2 sessions).

Practices will be held in the afternoons (after school hours); practice times TBD. Check wcstingrays.org for registration details.

Note - Fall Clinic is not a learn to swim program. It is intended as a conditioning program for summer league swimmers.

Crossings Challenge 2024

Walnut Country Swim Team is hosting our last and largest home meet of the season on Friday, July 12th and Saturday, July 13th. Over 600 swimmers from 11 local summer league teams will attend this 2-day meet. The Main Pool will be unavailable to residents at this time, and parking in the Crossings will be busier than normal.

- **Day 1** - Friday July 12th from 5PM to 9PM (Main Pool to close at noon for event setup)
- **Day 2** - Saturday July 13th from 8AM to 5PM

Crossings Challenge is a big, fun, noisy celebration of summer league swim! Come root for a neighborhood swimmer, and see what all the fuss is about!

WCST 50th Anniversary

Calling all Walnut Country Stingray Swim Team Families both past and present!

The Walnut Country Swim Team is approaching its 50th birthday! We would love to gather photos and printed memorabilia from previous decades' teams, especially from the pre-smart phone days of yore. Do you have a printed article from the Signal highlighting the team that year? A photo of the team or your swimmer from the 70s or 80s? Please send scanned digital copies of your memories to social@wcstingrays.org so we can compile them and celebrate the wonderful legacy the team has had for half a century. Let's go, Stingrays!

Walnut Country Preschool News



Walnut Country Preschool

The Preschool is currently off for summer vacation and will be back later this fall! Visit our website if you have any questions or need to get a hold of anyone:

www.walnutcountrypreschool.com

Arts & Crafts at the Clubhouse - July

Join us at the Clubhouse for another Arts & Craft session this July, put on by Chelsea Murray Faraclas, a longtime resident and creativity expert!

This month, learn how to make a soy wax candle and customize it with your choice of color, scent and embellishments. Or use beeswax sheets to roll up and design a beautiful candle then add a flower or ribbon for the finishing touch!

- **Afternoon of Wednesday July 10, 12:30pm to 2pm**

PERTINENT INFO

Who: Adults, teens, adults with children

Price: \$25 (includes all supplies + tea) Cash, Zelle or Venmo at the door

Caregiver and Child Price: \$30 and \$5 for additional children under 8

Payment: Cash or Venmo at the door

Walk-ins welcome based on space and supplies!

Questions? Email: Chelsea@BringCreativityHome.com

Meet Lilli Rath,
Your Local Agent!



COMPASS

Here's how I provide Crossings Sellers with expert guidance throughout the entire transaction.

Your personal goal is my first priority!

Having lived in the Crossings for over 13 years, I know how to promote this vibrant community.

Whether you need to increase your property's value or expedite your sale, working with me means you'll have the custom solutions that are just as unique as your home.

Does your property need some cosmetic updating? Exclusive to Compass, our Interest-Free Concierge program fronts the costs for services that increase the value of your property.

Get in touch with me today to start the conversation and discover more about how I can elevate your selling experience.

Lilli Rath
DRE 01727293
925.286.4118
Lilli@Orinda.com

Board Meeting Summary // June 27th, 2024

The CHOA Board of Directors typically meets on the 4th Thursday of the month. This is where your Board makes just about every decision related to the HOA – the budget, contracts, vendors, projects, rules, policies, etc. Pretty much every action taken by your board happens in these meetings, so it's always recommended that owners attend so they have a grasp on what's going on in the community.

We understand not everyone can make every meeting. After the meeting is over, the GM puts together the meeting minutes – a record of all decisions made during this meeting. Minutes are not meant to be a “summary” of the meeting, but rather a legal record of all action taken by the Board. Minutes are in draft form until approved by the Board at the following meeting. Once approved, they are signed and made available on the HOA website. This is usually about 30 days after the given meeting. Owners can always request to see a draft copy of the minutes from the General Manager, if you don't want to wait for the finalized version.

For those who didn't attend and don't need to bother with the minutes, here is a brief summary of what happened during last month's Board meeting. Important note: this is in no way an official record of the meeting – that would be the Minutes. This is simply an informal summary from the GM's perspective.

- The Board met in executive session prior to the regular open meeting and held two disciplinary meetings for homeowners whose lots were found to be in violation of the HOA rules. Both owners were fined for continued non-compliance and further action will be taken if the issues are not corrected by August 1st. The Board also discussed the employee handbook, employee benefits and pay, and hired an additional part-time employee to be used on an on-call basis for things like badge enforcement, maintenance, and janitorial when needed.
- The Board discussed potentially charging an entrance fee for the 2024 Winter Festival as a means of managing the number of participants, given how quickly the RSVP list filled up last year. No action was taken; the Events Committee reported it has already expanded the number of participants it will allow

to RSVP and made some tweaks to the process to do its best to accommodate as many residents as possible for this popular event.

- The Board discussed potential merchandise designs with the Events Coordinator, and approved some t-shirts and hats to be sold at the upcoming Concert on the Belt later this month.
- Given that the number of candidates received was equal to or less than the number of seats up for election, the Board made a motion to declare an Election by Acclamation for the 2024 board election. This means that no ballots will go out this year, and those individuals who submitted the call for candidates form have been automatically elected for a two-year term starting at the September Board meeting.
- The Board approved hosting a Q&A session at the Clubhouse with local councilwoman Laura Nakamura on Wednesday, August 14th in the evening. Check the front page article for more info!
- The Board approved creating a petty cash account for the management of expenses related to Association activities and events. Previously purchases were made by the Events Committee and then reimbursed by the Association. This will provide the association with additional oversight of these funds while allowing for payments for vendors and events expenses to be made more easily, without asking volunteers to front the money.
- The Board reviewed a report from the construction management firm hired to assist with the main pool rebuild/rehab project. This report detailed the condition of the components and an estimated cost for the project. The Board indicated that ideally it would like to break up the project into phases (i.e., repair the pump room this winter and then repair the pool deck in a year or two), to allow for more reserve funds to be collected. The Board directed for three delegated board members to meet with the construction management firm and to discuss the best next steps. These three will then report back at the next regular Board meeting.

- The Board approved replacing the two Main Pool heaters immediately, as multiple vendors confirmed they are nearing their end of life and should be replaced soon.
- The Board discussed the ongoing maintenance issues with the pool showers and provided some direction to management on next steps for repairs.
- The Board reviewed multiple proposals to convert the existing tennis court lights to LED, and approved a proposal to have the work done through PG&E's On Bill Financing, where the cost of the project would be paid by PG&E; CHOA would then be locked into a fixed rate for that electrical meter for a 10-year period.
- The Board discussed some issues related to parking at the end of Blueberry Ct by individuals using the CHOA pickleball courts. Some of these cars park illegally, either head-in or blocking driveways. The Board authorized the installation of a sign at the end of Blueberry Ct reminding drivers that head-in parking is not permitted.
- The Board talked about potentially keeping one pool heated through the winter. No action was taken and the plan is still to shut off the heaters in late fall.

As a reminder, our monthly Board meetings are back to in-person at the Business Office. Meetings start at 7pm and the Homeowner Open Forum is always the first item on the agenda. If you have any feedback or comments for the Board, that is the time to bring it to the Board's attention! You do not need to stick around for the meeting after you've made your comment. All homeowners are welcome and encouraged to attend! Contact the GM if you have any questions about how any of this works.

We are also going to continue making the meetings available via Zoom as often as possible. The meeting agendas will include the Zoom login info for those who would prefer to attend remotely! You can find the meeting agendas uploaded online on our website at www.walnutcountry.com, or posted at the bulletin boards at the Business Office at least four days prior to the meeting date. Hope to see you there!

Reporting Common Area Maintenance Concerns to CHOA

CHOA is managed by a small staff that partners with local vendors for most maintenance work. The General Manager coordinates repairs and maintenance with vendors as needed. Larger projects often require Board discussion and approval, but smaller maintenance concerns can be taken care of right away without needing to have it reviewed at the Board meeting.

If you notice anything that needs attention at any of the facilities, please let us know! We do perform regular inspections, but with such a large property it's not unreasonable that things can be missed.

Reports for items in need of maintenance or repair should be sent to the General Manager. You can email the Business Office or call during business hours. This includes things like out of stock paper towels or toilet paper at a bathroom, issues with a toilet, a prob-

lem with one of the pools, a bench, one of the tennis courts, etc. Sometimes owners will call me to report an issue, and they often start off by saying "someone probably already called you about this...". I can tell you that 9 times out of 10, this person is the first one to say anything. Most people likely assume someone else has reported it. We very much appreciate feedback like this from owners, even if someone already reported it. It really does help out!

You can report maintenance concerns or issues to:

businessoffice@walnutcountry.com
or by phone: 925-687-9961

Landscaping or irrigation-related concerns are super helpful for us to hear about. The irrigation system often runs at night, typically starting after 8pm, so sometimes we don't realize there is a problem until we do one of the

regular irrigation system inspections (usually two to three times per year). If you notice a problem with a broken sprinkler in the evening, we can get that repaired very quickly! We hate the idea of water being wasted, so please do let us know if you see anything like that. Our current landscapers are excellent and can typically be out the next day for repairs.

If there is an after-hours emergency – like a huge active water leak – you can call the after-hours line: 925-831-2312. This is a call center that will take your message and then get a hold of the GM (and the backup contacts) to dispatch a vendor to address the issue. This number should only be used for true time-sensitive issues, like a large active water leak. A broken sprinkler during irrigation can be addressed the next day – but if the water is leaking when the irrigation is off, that is definitely a problem!

2024 Election Update

The CHOA Board is made up of 7 volunteer homeowners who are elected to two-year terms. The terms are staggered; one year, three seats are up for election – the following year, four seats are up for election. The annual HOA election is arguably the most impactful piece of business the HOA conducts - this elects your representative Board members, who then make nearly all HOA-related decisions: the annual budget, reserve study, repair or upgrade projects, vendor contracts, HOA rules and policies, etc.

This year, three seats were up for election and nominations from volunteers interested in running for the Board were due on June 22nd. When the nomination window closed, we had received a total of two nominations. You may have seen a reminder notice around in May stating that we had received three nominations – one of the three rescinded their nomination shortly after that notice went out.

Because the number of nominees was equal to or less than the number of seats up for election, and because CHOA's Bylaws do not allow for write-in candidates on the ballot, the Board declared this an Election by Acclamation at their June 27th meeting and approved electing the two nominees to the seats up for election. Their two-year term will start immediately following the Annual Meeting in September. Here are the two nominees who were elected:

- Mike Kindorf
- Jason Moore

Next year, four seats will be up for election. You should receive the first round of election material in the mail sometime in March of 2025. If you have any questions about the election process or what serving on the Board is like (time commitment, monthly meetings, responsibilities, etc) please reach out to the GM at 925-687-9961.

Parking & Parking Enforcement

All streets within CHOA – South Larwin, North Larwin, and all cul-de-sacs and circles – are public streets. This means they are owned, maintained, and regulated by the city of Concord. CHOA has zero authority over anything street or parking related within the community.

The enforcement of parking rules is the city's responsibility – CHOA cannot tag or tow a car or enforce parking restrictions. That needs to come from the city.

To report parking issues or illegally parked cars, owners can call Concord PD dispatch at 925-671-3333, and an officer will come out to inspect and ticket the offending vehicle. An illegally parked car can include a head-in or nose-in vehicle parked at the end of a cul-de-sac. If a car is blocking a driveway, the police can tow the car.

For non-urgent issues, owners can send an email in to the city (with a picture and the location of the vehicle) to traffic.complaint@cityofconcord.org.

Non-urgent issues may include:

- A car that has been parked in the same spot without moving for more than 72 hours
- A large commercial vehicle, RV, or recreational vehicle
- A car with no license plate or expired registration
- An inoperable vehicle – flat tire, etc

The city is also responsible for all maintenance, including resurfacing, signage, speed bumps, and potholes. The city has a great tool to report maintenance concerns called the Concord Connect app, and can be installed on any smartphone. There is also a web-based version you can use on your computer:

<https://www.cityofconcord.org/559/Report-a-Problem>

Click the first link under "REPORT ONLINE" to be redirected to the online version of the Concord Connect app. You can also email issues to cityinfo@cityofconcord.org.

Pickleball Parking & Rules Reminder

Attention pickleball players – we have noticed some issues with residents and guests parking illegally at the end of Blueberry Ct – head-in parking or blocking driveways. Please spread the word to anyone you know who plays pickleball: cars parked illegally will be ticketed by Concord PD, and anyone blocking a driveway is at risk of being towed at the vehicle owner's expense.

The Pickleball courts are very popular and parking is limited at the end of Blueberry Ct. We respectfully ask that players please use other streets for parking such as Oakbrook Ct or Smoke Tree Ct – or ideally walk to the courts from your residence. We are reporting parking concerns to the city for enforcement, so please be cognizant of how you park your vehicle if you are driving to the courts. Please also mention this to any non-resident guests who will be joining you – Concord PD will be enforcing parking in this area due to the increased traffic.

And just another quick reminder that each resident is permitted to bring a maximum of three non-resident guests with them to play. When badge enforcement begins in August, all residents will need to have their ID badge and guest badge with them when using the courts.

Signal Delivery Volunteer Still Needed

We are currently in need of one additional volunteer to deliver the CHOA Signal. Delivery responsibilities are broken into two categories: area reps and street reps.

Street reps deliver a copy of the Signal to every home on a given street that they volunteer for. Area reps deliver the stacks of Signal copies to the street reps for their street.

We are in need of one area rep for the following sector:

Arrowwood Cir/Ct to Red Maple Ct
(7 street reps to deliver to)

If you are interested in volunteering, please send us an email at businessoffice@walnutcountry.com to let us know! And thank you to all of our lovely Signal delivery volunteers – we couldn't do this without you!

THANK YOU VOLUNTEERS



Summer Concert on the Greenbelt! Join us Saturday, July 20th

THE CROSSINGS
CONCERT
ON THE
BELT

SAT, JULY 20TH
4:30-7P

MUSIC BY
THE DREAM TELLERS
GO & 70S ROCK COVER BAND

FOOD & BEER TRUCKS
COLORS HAIRSPRAY & TATTOOS
MR SOFTEE'S ICE CREAM

RSVP TODAY:
WALNUTCOUNTRY.COM/CONCERT

Come to the lawn below the main pool for live music by The Dream Tellers, a local 60s & 70s rock cover band, colored hairspray, temporary tattoos, craft tables, and the new Crossings MERCH table!

BYOB and picnic. We will also have food trucks, beer & wine and Mr Softee's ice cream for purchase.

Arrive at 4:30pm with your low back chairs and blankets to get your spot on the lawn, music will be from 5-7pm. Residents are allowed up to 10 attendees per household, including guests - please RSVP by 7/14:

RSVP ONLINE:

www.walnutcountry.com/concert

Summer Concert Foster Children Backpack Drive

We'll be collecting brand-new and like-new backpacks for Contra Costa Foster Friends at our Concert on the Belt. CCFF supports over 125 kids per month, often kids arrive with less than 24hrs notice with only a bag of clothes in their hands. We need:

- Backpacks (at least 15" in size)
- New Crayola brand packs of crayons and markers
- New Kids rounded scissors
- New Elmer's brand glue sticks

Younger kids like bright colors and patterns. Teens gravitate to black Jansport brand backpacks. Used backpacks must have functioning zippers and no stains, rips or tears. Your donation is tax deductible - we'll have receipts at the concert for you! To learn more, visit this website:

<https://www.ccfosterfriends.org/>

If you have any other questions, please email Gloria, our CHOA Events Coordinator:

events@walnutcountry.com

NANCY'S NEWS

CROSSINGS COMMUNITY

July, 2024

Issue 178

NANCY BENNETT



The only thing hot around here is the weather!

June real estate sales in Contra Costa were slower and cooler.

Market conditions have been consistently cooling in the past several weeks. Because we're still in the seller's market, prices have not yet begun to drop. It may take a few more weeks of slack demand for prices to reflect and begin to fall.

Interest rates went up since the debate last week. They had been falling (slightly) prior to that event. The Fed has not indicated that they feel comfortable adjusting the rate just yet, keeping the 2% inflation target in mind before they make any moves. .

Housing Inventory Forecast for 2024

Despite more resale homes entering the market, the inventory shortage remains severe and likely will for some time, thanks to multiple headwinds.

For one, many homeowners remain "locked in" at ultra-low mortgage rates, unwilling to exchange for a higher rate in a high-priced housing market. Consequently, demand continues to outpace housing supply—and likely will for a while. "I don't expect to see a meaningful increase in the supply of existing homes for sale until mortgage rates are back down in the low 5% range, so probably not in 2024," says Rick Sharaga, founder and CEO of CJ Patrick Company, a market intelligence and business advisory firm.

New home construction has provided some relief, but not enough to fill the inventory gap meaningfully.

Entry-level home supply is particularly dire, contributing to an ongoing cycle of propped-up demand and inflated prices.

Locally, we are seeing the same kind of numbers.

This week the median list price for Concord, CA is \$925,000. Inventory has increased to 102 homes for sale, which is the highest amount of homes for sale this year. The average days on market for Concord is about 28. Even though the inventory is up and it may take longer to sell a home in our area, the demand for housing remains very strong.

So even though we have more inventory on the market, interest rates along with the higher cost of home ownership (insurance and taxes) are keeping some buyers on the sidelines.

State Farm Insurance

State Farm Insurance is asking for yet another policy rate increase after just receiving approval for another one last December.

It's the third major change for State Farm in California within the last year. The insurer stopped selling insurance for new homes in the state last summer, citing wildfire risks and skyrocketing construction costs.

The insurer, California's largest, is requesting a 30% rate increase for its homeowners line, a 52% rate increase for renters and a 36% rate increase for condominium owners. State Farm was previously approved for a 20% hike for homeowners' and condominium owners' policies last December.

The company said in a statement that its state subsidiary, State Farm General, is "working toward its long-term sustainability in California" and that the rate increases are "driven by increased costs and risk and are necessary for State Farm General to deliver on the promises the company makes every day."

Home Buyer Need

Current clients need the following properties:

- **NEED—I HAVE AN IMMEDIATE NEED FOR A FOUR BED, SINGLE STORY CROSSINGS HOME.**
-

Our team has helped over 500 families buy or sell homes ! 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
925-606-8400

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
Nancy@BennettBetter.com
CalDRE #01399870

Vendor Spotlight



Here comes summer! And with it, the stress of your current air conditioner as well. Temperatures are way up next week, so I'm sharing a great vendor that you can call directly for help.

I have used and referred Todd out to so many people that I wanted to make sure you had his number handy as well.

Todd works so hard! He seems to be running from job to job, and yet takes the time in between to return calls or give advice on minor issues for our clients and friends. Just this week, a home seller developed a leak in the HVAC system and needed a quick repair. Todd was able to detect and repair the issue so well, that the seller let me know how happy he was that we sent Todd over to help out. Those kind words and superior service are what I hear a lot about Todd. This makes it easy for me to refer him to anyone that needs his help with a repair or new system. Todd is always smiling, calm and really the best guy to know.

Service, repair, design, and replacements on new and existing heating, air conditioning/ HVAC systems. **(925) 989-7414**
 AwesomeHeatingandAir@gmail.com

Crossings Community Year To Date Sales

Status	Days	Address	List Price	Sales Price	SqFt	Beds	Baths	Lot size	Sale \$/SqFt	Closing Date
ACTV	19	4499 Leatherwood Ct	\$1,125,000		2350	4	2.5	0.13		
ACTV	47	4409 Shellbark Court	\$1,498,000		2560	5	3	0.12		
Coming	2	4412 Sugarland Court	\$1,228,000		2053	4	2.5	0.12		
NEW	5	4484 Snowberry Ct	\$1,075,000		2271	3	2.5	0.13		
PEND	0	4401 Willow Glen Ct.	\$1,000,000	\$1,009,000	1365	3	2	0.13	\$739	7/5/2024
SOLD	14	4480 Deerberry Ct	\$949,950	\$930,000	1364	3	2	0.13	\$682	5/30/2024
SOLD	14	4488 Pitch Pine Court	\$699,000	\$855,000	1367	3	2	0.12	\$625	6/28/2024
SOLD	0	4676 N Larwin Ave	\$1,110,000	\$1,025,000	2167	4	2.5	0.17	\$473	1/11/2024
SOLD	49	4485 Snowberry Ct	\$1,199,000	\$1,110,000	2351	4	2.5	0.14	\$472	6/7/2024
SOLD	40	4486 Adelia Ct	\$1,160,000	\$1,155,000	1842	4	2.5	0.13	\$627	7/1/2024
SOLD	12	4402 Shellbark Ct	\$1,050,000	\$1,075,000	1917	4	2	0.13	\$561	6/5/2024
SOLD	19	4410 Spoonwood ct.	\$1,100,000	\$1,100,000	1740	4	2	0.13	\$632	6/28/2024