

**Notice of Annual Meeting of the Members**  
*of*  
**Cowell Homeowners Association, Inc.**  
*on*

**Thursday, September 25<sup>th</sup>, 2025 at 6:30pm**  
*located at the*

**Cowell HOA Business Office**  
**4498 Lawson Ct – Concord, CA**

**We are also still making this meeting available to  
watch and participate via Zoom!**

*There is always a chance that we may run into technical difficulties and not be able to permit those attending via Zoom to speak during the Homeowner's Open Forum. While we are doing our best to permit those attending via Zoom to be able to comment, we encourage any owner who has a comment for the Board to either attend the meeting in person or send the General Manager an email ahead of time to be read aloud.*

**If Joining Using Zoom (App or Software)**

**Zoom Link:** <https://zoom.us/j/95193432247>

**Passcode:** 979626

**If Joining by Phone**

**Phone:** 669-900-9128

**Meeting ID:** 951 9343 2247

**Passcode:** 979626

**Annual Meeting Agenda**

- I. Call to Order**
- II. Announce Board Election Acclamation Results**
- III. IRS Revenue Ruling 70-604 Resolution**
- IV. Board Report**
- V. Homeowner's Open Forum**
- VI. Adjournment**

# **BOARD OF DIRECTORS ELECTION**

## **NOTICE OF ELECTION BY ACCLAMATION**

September 1<sup>st</sup>, 2025

Dear Homeowner,

June 21<sup>st</sup>, 2025 was the deadline for receiving nominations for candidates in the upcoming election of directors. There are 4 positions to be filled on the Board. As of the deadline, 4 qualified candidates were nominated.

California Civil Code provides if the number of qualified candidates is not more than the number of vacancies to be elected, as determined by the inspector(s) of the elections, the Association may consider the qualified candidates elected by acclamation. In accordance with California Civil Code, the Board of Directors met on June 26<sup>th</sup>, 2025 and approved the election by acclamation of the following qualified candidates:

- Brian Beckon
- Edward Baluta
- Rebecca D'Lima
- Ken Dixon

A copy of the Candidate Registration List is enclosed with this Notice. The terms for the elected candidates will begin following the Annual Meeting.

**Regards,**

*Cowell Homeowners Association, Inc. Board of Directors*

## **HOW TO SIGN UP FOR THE eSIGNAL**

The *eSignal* is CHOA's email newsletter and update system that is sent to all residents a few times a month with brief, pertinent details as needed – including common area news and info like pool schedule changes, Board meeting schedules and agendas, and happenings throughout the community. Any resident can sign up by visiting [www.walnutcountry.com/esignal](http://www.walnutcountry.com/esignal).

## **ACCESS YOUR HOA ACCOUNT ONLINE USING THE PORTAL**

All CHOA homeowners can use the Common Interest *Homeowner Portal* to access their Association account online and view their current balance, make a one-time payment, set up automatic payments, and download past and current HOA statements. **This is the ONLY place where you can sign up for true automatic payments that will adjust automatically if the monthly assessment amount ever changes!**

The Portal is located at this web address: <https://portal.commoninterest.com>

If you have never created an account for the Portal, you will need to sign up using your account number (located on your monthly HOA statements) as well as a Registration Key (this is **not** located on your monthly HOA billing statement). Registration keys are mailed to all new owners.

**Please email [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com) if you need your account number or Registration Key.**

**NOTE:** The monthly billing statements you receive include a "Registration ID" – this is **not** your registration key that's needed for the Portal. This is a separate number that is used by the third-party that produces these monthly billing statements, and will allow you to sign up for electronic statements in lieu of a physical copy.

## READ THIS BEFORE YOU MAKE ANY CHANGES TO YOUR PROPERTY!

Because this community is part of an HOA, homeowners need to first get approval for most exterior changes to their property. A majority of changes already have a pre-approval policy in place and usually can be approved by the GM upon receipt. Some changes need to be reviewed by the Architectural Committee at their regular monthly meeting (3<sup>rd</sup> Thursday of every month).

**Please do not begin any exterior/outside work on your property without first checking in with the General Manager!** If you perform work without HOA approval, and a retroactive application is denied, you will be required to restore the change or remove whatever was installed at your expense. Most applications are usually approved, but they still need to go through the approval process.

### CHANGES THAT DO NOT REQUIRE HOA APPROVAL:

- Anything on the inside of the house
- Repairs to existing items/structures (so long as everything will look the same afterwards)
- Replacing an existing component with a like-for-like replacement
- Replacing your fence, so long as it looks the same and remains in the same spot as the previous fence
- Repainting your home using the same colors
- Pavers/concrete/decking in the backyard
- Replacing your mailbox with a standard and customary replacement
- Painting your front door
- Landscaping changes – new plants, ground cover, adding or removing trees, etc.
  - Note - city approval is required for the removal of some trees depending on size!

### CHANGES THAT DO REQUIRE HOA APPROVAL:

- Repainting your home using new/different colors
- Replacing your roof (approved upon receipt if using approved materials)
- Installing solar panels (usually approved upon receipt)
- Driveway or walkway replacement or any other concrete/paver work in the front yard
- Installing artificial turf in the front yard
- Adding retaining walls or other hardscape or structures in the front yard
- Installing a new pergola or shade cover in the backyard
- Replacing your garage door
- Installing a shed in the back or side yard
- Installing a pool or hot tub in the backyard
- Adding something new to the front yard that wasn't there previously
- Any obvious or otherwise clearly visible visual change to the exterior of your home or property

This list is not all-inclusive, but includes the most common projects we see here at CHOA. If approval is needed, you will need to fill out an *Architectural Application*, which can be found on the Association's website at [www.walnutcountry.com](http://www.walnutcountry.com) under the Homeowners -> Documents, Policies, and Forms page.

**BEFORE YOU START ANY WORK ON YOUR PROPERTY, CALL OR EMAIL THE BUSINESS OFFICE TO MAKE SURE YOU DON'T NEED HOA APPROVAL!**

**Phone:** 925-687-9961

**Email:** [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com)

## CERTIFICATE OF CANDIDATE REGISTRATION LIST

I, Brian Beckon, am the Secretary of Cowell Homeowners Association, Inc.

I HEREBY CERTIFY:

That my duties include receiving nominations of candidates mailed or delivered to the Association and confirming or causing to be confirmed that nominees satisfy the qualifications to serve on the Board as provided in the Bylaws and Election Rules of the Association; and

That the following Candidate Registration List contains a full and complete list of qualified candidate nominations received by the Association on or before June 21<sup>st</sup>, 2025, the deadline established by the Board of Directors for receipt of nominations for the annual election of directors of the Association.

Candidate Registration List:

- Edward Baluta
- Brian Beckon
- Ken Dixon
- Rebecca D'Lima

Executed this 24<sup>th</sup> day of July, 2025



Signed