



Walnut Country - The Signal | Volume 2026, Issue 1 | Office Phone: 925-687-9961 | Email: [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com)

### Architectural Review Process Reminder

Our Association's CC&Rs require all homeowners to first obtain approval from the HOA before any exterior or visible work is done to your property. To expedite the process and not get in the way of standard repairs or upgrades, the Board and Architectural Committee have approved policies for work that either does not require HOA approval or can be approved by the General Manager upon receipt.

Unfortunately, hardly a month goes by when we are made aware of a modification either underway or fully completed that did not go through the approval process. Even though the project might be complete, these owners are still required to obtain (retroactive) approval from the Association. More often than not, these are projects that would have normally been approved. But sometimes (albeit rarely) these modifications are not approved, and the owner must either remove it or make significant changes at their own expense.

We understand that no one wants to do



more paperwork and finding contractors and getting work scheduled is already difficult enough. But the HOA does still need to review modifications to the front yard, back yard, and exterior of the home before work is done. In many cases, applications can be approved by the GM upon receipt, but sometimes they will need to be reviewed by the architectural committee, who meet once a month. Please ensure that enough time has been built into your project's timeline to allow for approval from the HOA, if needed.

And most importantly – before you start any work, please double check with the General Manager if an application is required! We have lots of documents available online detailing our architectural policies, including a "cheat sheet" listing our most common types of projects and what exactly is needed. **A quick call to the Business Office to confirm can save you from a big potential headache!** We can usually confirm what next steps are needed for your project in a quick phone call.

### Signal Delivery Volunteers Needed!

We are still in need of a handful of volunteers to help deliver the *Signal* newsletter! There are several streets open, along with one "area rep", the individual who distributes separated stacks of copies to our street delivery volunteers.

The Area Rep needed delivers copies of the *Signal* to nine other volunteer homeowners between Lawson Ct and Wildeberry Ct. **Please let us know if you are interested in signing up as the Area Rep for this section!**

Here are the remaining streets that are currently in need of a delivery volunteer:

- N. Red Maple Ct (8 homes)
- N. Sugar Maple Ct (7 homes)
- Sugar Maple Ct (26 homes)
- Sheepberry Ct (24 homes)

If you are interested in volunteering, or just have some questions, please reach out the Business Office!

### 2026 Assessment Increase

Starting January 1<sup>st</sup>, the HOA assessments have increased to \$154.00 per month. Even if you think you are on autopay, now would be a good time to double check the HOA monthly statement you get in the mail to make sure your payment amount has been updated! Owners who

do not pay the new updated amount are at risk of being charged a late fee.

If you want to make sure you paid the correct amount, please reach out to the General Manager at 925-687-9961 or by email at [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com) and we can confirm.

### 2026 Pool Heating Schedule

Similar to years prior, the Main Pool will be heated for swimming starting Monday, March 2<sup>nd</sup>. The Swim Team's Spring Clinic will begin that same afternoon, running Monday through Thursday from 4pm to 7pm, and will complete around April 2<sup>nd</sup>.

The East and West Pool heaters are scheduled to fire up in early April, pending weather. Once a date has been confirmed, we will send out an update via eSignal! If interested in our weekly water aerobics class schedule, please see page 3!

### Walnut Country THE CROSSINGS

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#### Upcoming Schedule

##### Board of Directors Meeting

- Thursday, February 26<sup>th</sup> @ 7pm

##### Architectural Committee Meeting

- Thursday, February 19<sup>th</sup> @ 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>

#### 2026 Pool Hours

##### Main Pool

**Open Daily | 7am to 9pm**

- Heaters turning on March 2<sup>nd</sup>
- Bathrooms still available!

##### East & West Pools

**Open Daily | 7am to 8pm**

- Heaters turning on in April
- Bathrooms still available!

##### WCST Swim Season

**Spring Clinic begins March 2<sup>nd</sup>**

## Treasurer's Report (Year to Date) Financials as of December 31<sup>st</sup>, 2025

### Current Assets

Cash - Operating	\$ 76,229
Cash - Reserves	\$ 1,795,017
Receivables	\$ 108,051
Prepaid Expenses	\$ 39,608
<b>TOTAL ASSETS</b>	<b>\$ 2,018,905</b>



### Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$ 231,711
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### Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments	\$ (10,412)
Total Outstanding Fees and Fines	\$ (7,319)
<b>TOTAL OUTSTANDING DELINQUENCIES</b>	<b>\$ (17,731)</b>

## A LOOK at the BUDGET

### Year-To-Date Budget Report

	YTD Actual	YTD Budget	YTD Variance	Monthly Actual
<b>Total Income (Accrued)</b>	<b>\$ 1,824,689</b>	<b>\$ 1,808,208</b>	<b>\$ 16,481</b>	<b>\$ 151,428</b>
<b>Operating Expenses</b>				
Insurance	\$ 97,595	\$ 97,805	\$ 210	\$ 8,376
Taxes & Permits	\$ 2,451	\$ 6,500	\$ 4,049	\$ -
Legal Fees & CPA	\$ 13,931	\$ 13,265	\$ (666)	\$ 1,480
Management & Accounting	\$ 264,464	\$ 261,634	\$ (2,830)	\$ 23,529
Office, Admin, & Mailing	\$ 87,611	\$ 76,888	\$ (10,723)	\$ 5,274
Staff Payroll & Events	\$ 125,890	\$ 136,750	\$ 10,860	\$ 13,596
Security Patrol	\$ 13,600	\$ 14,000	\$ 400	\$ 1,147
Alarm Systems	\$ 4,735	\$ 9,552	\$ 4,817	\$ -
Landscaping & Irrigation	\$ 203,116	\$ 211,000	\$ 7,884	\$ 21,118
Pest Control	\$ 19,760	\$ 18,420	\$ (1,340)	\$ 2,175
Common Area Mntc & Supplies	\$ 11,345	\$ 22,000	\$ 10,655	\$ 786
HVAC Maintenance	\$ 1,650	\$ 3,500	\$ 1,850	\$ -
Roofs & Gutters	\$ -	\$ 1,900	\$ 1,900	\$ -
Pools, Tennis Courts, & Dog Park	\$ 66,014	\$ 59,400	\$ (6,614)	\$ 6,057
Utilities	\$ 375,740	\$ 297,676	\$ (78,064)	\$ 7,474
Reserve Transfer	\$ 577,918	\$ 577,918	\$ -	\$ 48,160
<b>Total Operating Expense</b>	<b>\$ 1,865,820</b>	<b>\$ 1,808,208</b>	<b>\$ (57,612)</b>	<b>\$ 139,172</b>

### 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-sensitive 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](http://www.walnutcountry.com/esignal)

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## President's Corner // February 2026

No President's Corner this month...our Board president is getting a well-deserved break! See you back here in March.

**Mike Kindorf**  
CHOA Board President

## Weekly Water Aerobics Classes Starting at the Main Pool on March 2<sup>nd</sup>

**S**tarting Monday March 2<sup>nd</sup>, the Board has approved the weekly water aerobics classes to resume at the Main Pool! They will continue there until the East Pool heater is turned on around early April. Here is a quick write up from one of our instructors talking about the classes:

Hi All! We are opening our 4<sup>th</sup> season for Aqua Fitness and getting into new routines, new music and new aqua mates! Thank you to everyone who has been coming to class since 2023! Feel free to tell friends, neighbors and family about what we are doing. If you are one those who has not joined in yet there's plenty of opportunity now that we are offering three classes a week. Monday, Wednesday and Friday at 10:00 am (Saturday class TBD). No advance sign up required and you do not need to know how to swim to enjoy the benefits of Aqua Fitness, of which there are many!

**Whole body Conditioning.** Water provides built-in resistance allowing for more intense workouts than land-based workouts. Even simple tasks like walk-

ing or running burn more calories in water. For maximum impact, swimming in styles like free-style, breast-stroke and backstroke provide whole body workouts by using all the major muscle groups at one time. These fitness class do not require swimming.

**Swimming is a low impact exercise.** This is a low impact activity that reduces the pressure on bones, joints, and muscles through the science of buoyancy.

**Less Injury Concern.** Aquatic workouts are known for their rehabilitation properties. Water rehabilitation therapy can speed up recovery, is nearly pain-free, and helps people with physical injuries be able to move around easier. People with arthritis can benefit greatly from water exercise as it supports the weight of their body, reduces the impact on joints and the intensity of perceived pain. Water exercise is not only beneficial to those with arthritis. Those who have sprains, strains, tears, knee surgery, hip surgery, and spine injuries can all find relief in the pool. As water will never allow you to

fall to the ground, it is a great way to build strength safely.

**Good for Cardiovascular Health.** Just being in the water is known to reduce high blood pressure by relaxing the blood vessels so they can carry more blood while presenting less resistance to the heart. A 2020 cross sectional study found that water aerobics is an effective way to protect against heart disease. Even simple activities such as water walking can help your internal organs, like your lungs, because the water pressure makes them work harder than they would out of the pool.

**Improves Mental Health.** Creates "The Blue Mind Affect" the mildly meditative state people fall into when they are near, in, under or on water. It is often referred to as water-related peace. The color, sound and feel of water can lower pulse rate and increase feelings of calmness.

**But most of all - it's fun!** Feel free to join us on Monday, Wednesday, or Friday mornings at 10am!

## Wood Chip Spreading & Landscape Co. Name Change

**A**s a part of our fall 2025 tree work, the tree pruning vendor was able to dump several large loads of wood chips onto the south slope for us to use throughout the adjacent landscaping. Our landscapers recently spread these wood chips in a pretty bare area of the south slope across from the Clubhouse.

Wood chips are really nifty – they are a natural weed suppressant, reducing our need to spray or pull weeds; they help the soil retain moisture, reducing our need to water as frequently;

and they help regulate soil temp, keeping things warmer in the winter and cooler in the summer.



**Important note:** our current landscapers, Mike McCall Landscape, have undergone a name change as of January 1st. They will now go by **Tree West** (previously the name of their tree care division). No changes are being made to Cowell's service or crew, but you might see employees and vehicles with the new orange Tree West logos when on site.



## The Crossings Bridge Club is Looking for Players!

**T**he Crossings Bridge Club invites you to come play with them! They meet at the Clubhouse every Thursday from 12:30pm to 4pm and are looking for more residents to join their weekly sessions.

If you have questions or are inter-

ested in joining, please feel free to reach out to Craig or C.P. by phone. You can also just show up any Thursday and join in! All residents are welcome!

**Craig:** 925-595-4770  
**CP:** 925-922-6233



## General Manager's Update // February 2026

**H**ey CHOA! I hope 2026 has been treating you well so far and you've been enjoying this break in the winter weather (I know I have!). Winter is usually the slower time of year for me here at CHOA and we've been working on a lot of behind the scenes stuff (like the Main Pool rebuild project), so not a ton of sexy property updates for you this go-round outside of some more minor repairs.

- Tree care vendors are on site this month performing the Winter pruning for greenbelt and south slope trees. The next round of tree work is scheduled for later this fall.
- We've added some new pea gravel around the base of our older wooden benches scattered throughout the greenbelt. This should help keep the area dry and mud-free during the winter and after some rain.
- A few of our "No E-Bikes" signs are missing around the common

area...and I don't really need to think too long about who might have done that. We're getting the signs replaced and will use special vandal-proof bolts this time around.

- The sound-mitigating panels installation project has been completed for the Pickleball courts. As a part of this project, we removed the existing blue windscreens and used one of those to replace a damaged portion of windscreens on the south side of the Pickleball courts.
- We purchased some additional brooms for the tennis and pickleball courts, for residents to use to clear debris off of the playing areas.
- We made some repairs to the air hockey table in the Clubhouse (pucks were getting stuck after a goal was scored).
- The billiards tables in the Clubhouse are getting repaired – we are replacing the cushions/bumpers and resurfacing the playing tables. The tables

will be unavailable for play during this time – roughly February 12 to February 17.

• We're replacing a soap dispenser at the East Pool women's restroom that just won't stay secured to the wall. Trying out a touchless sensor that we might be able to use moving forward at the other bathrooms.

- The gate handle at tennis court 4 has broken off and is in the process of being replaced. Until then, tennis folks won't be able to exit onto Oakbrook Ct – sorry about that!

That's all for this month! Hope to see you at one of our regular Board meetings. They're always scheduled for the 4<sup>th</sup> Thursday of the month and you can join us via Zoom! If you try it out and it's not your style you can always just leave early, we won't judge!

**Bill Mazza**  
CHOA General Manager

## How to Sign Up for Automatic Assessment Payments

**A**s CHOA the legal entity is now more than 50 years old, it's been through its fair share of management companies, banks, and payment systems. This makes things a little complicated for owners trying to make a payment or setup autopay, since there are so many different options available for payments, which don't always differentiate the term "autopay" from a "recurring payment".

Currently the **only place you can sign up for automatic payments** (that will update your payment amount automatically whenever the assessment amount changes) is through the Common Interest Portal. This is accessed online at [portal.commoninterest.com](https://portal.commoninterest.com).

Owners need to sign up for an account on this site and can then add payment information to setup automatic payments. You will need a registration key to sign up, which you can get from the General Manager. We also have a step-by-step instruction guide available on the HOA website online here:

<https://walnutcountry.com/pay-hoa-assessments/>

Alternatively, homeowners can setup fixed recurring payments through their own personal bank's bill-pay system, or using the fee-free payment system offered by the HOA's bank. Please note – these are not autopay! You will

need to remember to change the payment amount annually. Some homeowners have also been grandfathered in to an older version of autopay that was setup by the management company. That remains unchanged and will continue working moving forward – but it is not available for new sign-ups at this time.

Again, the only actual autopay is available through the Portal online at

**portal.commoninterest.com**.

If you want to "set and forget" your HOA payments, this is where you'll need to go to get started. If you need any assistance accessing the site or help setting up autopay, please contact the GM at 925-687-9961. We can walk you through the setup process over the phone, but owners will need access to a computer to login, add your payment info, and sign up for autopay.



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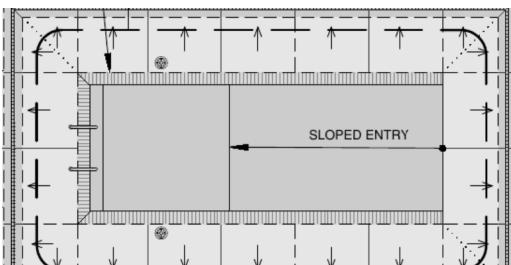
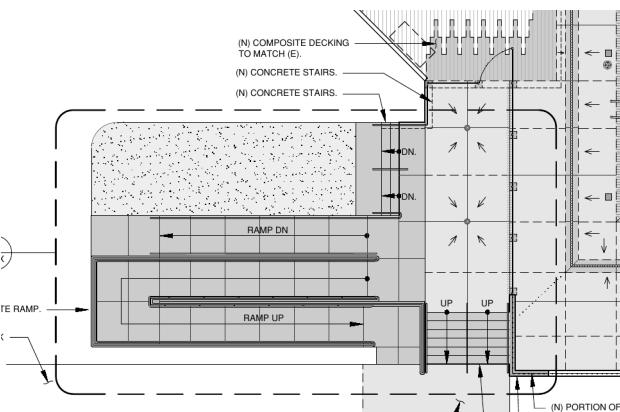
## 2026 Main Pool Rehab/Rebuild Project Update

**A**t the January meeting, a large chunk of the discussion time was spent on the Main Pool project and some time-sensitive decisions that needed to be made. A lot of design decisions relate to ADA (the Americans with Disabilities Act) required upgrades, to bring the pool up to code. Some owners have asked why we are subject to ADA if we are a “private” pool. Some have also assumed this is because the Walnut Country Swim Team also utilizes our pool. To clarify – the fact that WCST uses our pool has nothing to do with these ADA requirements, and we would be subject to them with or without WCST.

While our pool is technically only available for use by CHOA residents and their guests, Contra Costa Health Department considers any pool “public” if it is used by more than three families and their guests, and specifically calls out pools located within apartment complexes, HOA, condos, private schools, hotels, etc. And public pools are subject to ADA requirements, mostly focusing on accessibility issues for disabled persons. The two areas most impacted by these ADA requirements are the entry ramp along Lawson Ct and the Wading/Kiddie pool.

**Entry Ramp.** Our current wooden entry ramp that leads from Lawson Ct to the pool gate is not ADA compliant and will need to be rebuilt to allow for proper wheelchair/disabled access. Unfortunately there is a very large, mature pine tree located right in the middle of where this new ramp will need to be built. The Board considered options that would accommodate keeping the tree, but they ended up being very costly and would invite future maintenance concerns as the tree roots would continue to grow and likely damage the new ramp. The Board approved the new ramp design along with the removal of this tree to comply with ADA. We will be looking into planting replacement trees nearby to help make up for this.

**Wading Pool.** For the large pool to comply with ADA, we'll be adding a permanent chair lift near the stairs on the South side of the pool. But because the wading pool depth is only 18", a chair lift cannot be used, so we need to instead design a long, sloped entry ramp into the pool itself. This was not originally factored into the overall budget estimate we received back in 2024, which assumed we could leave the wading pool mostly intact. The updated design needs the shape and location of the wading pool to be modified, requiring essentially the construction of a brand new pool.



Last week we sent a survey out to the membership trying to obtain wading pool usage data and general feedback, to help the board make a decision about this pool should the cost to rebuild it not fit within our current budget. That survey referenced a dollar amount provided by our engineering firm, around \$350k to \$450k, much higher than we originally budgeted for this portion of the project. We are currently working with pool construction vendors to obtain a more accurate cost and based on initial conversations, have good reason to believe it will come in much cheaper than this estimate. At this time our plan is to wait until we have accurate bids to rebuild the wading pool before making any final decisions.

**Trellis/Shade Structure & Solar Panels.** One thing the Board has discussed many times is trying to add a trellis or shade structure to the elevated concrete area near the large wall along Lawson Ct (by the storage shed) and installing solar panels on top. This has long been a desire of the Board for a few reasons: 1) this area is severely underutilized and adding shade could make it a desirable location on the pool deck; 2) we always get questions from residents asking if they can reserve a portion of the deck for parties – this area would be perfect for a small “reservable” area for things like birthday parties at the pool, while not taking up the rest of the pool deck; and 3) solar panels would offset electrical bills for both the Clubhouse and pool equipment (this meter is our most expensive electrical bill by far). While the cost of a new trellis might not be feasible as a part of this project, the Board would at the very least like to prep the area for a future shade structure and solar (meaning replacing the concrete here and adding footings for the trellis). A final decision will be made after bids have been received from contractors; the shade structure/solar will be an additional option for this area that the Board can consider when reviewing final proposals.

**Current Stage & Next Steps.** Right now we are working on wrapping up construction drawings and plans and hope to have that done by the end of this month. Those plans will then be sent to contractors to bid. Our internal deadline for receiving these bids is the end of March, and plan to review them and interview contractors in early April. This is the portion where “final” design decisions will be made, after seeing the actual cost for things like the wading pool rebuild and shade structure install. Once a contractor is selected and the construction plans finalized, we will begin the permit process.

All of the plans listed above will take place in an open meeting and any homeowner is encouraged to attend, listen, and provide comments during the Homeowner Open Forum portion at the start of the meeting. This is a large, complex project that has been in discussion for many months now. If you have questions, want more detail, or just want to provide some practical feedback based on how you use the pool, please contact the General Manager at the Business Office!

## Board Meeting Summary // January 22<sup>nd</sup>, 2026

The CHOA Board of Directors typically meets on the 4<sup>th</sup> Thursday of the month. 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. 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. If you would like to obtain a copy of the draft minutes (they are always approved and finalized and the subsequent Board meeting), please email the GM. Once approved and signed, the minutes are posted online at [www.walnutcountry.com](http://www.walnutcountry.com).

- The Board met in Executive Session and held a disciplinary hearing for the family of a teenager who has been frequently violating the Association's rules in the Clubhouse. The Board revoked this individual's right to access the Clubhouse for a period of 90 days.*
- The Board approved firing up the Main Pool heaters for Monday, March 2<sup>nd</sup> for the 2026 swim season, and delegated authority to the GM to turn on the side pool heaters sometime in the first half of April, weather permitting.*
- The Board approved resuming morning water aerobics classes. They will start at the Main Pool on Monday, March 2<sup>nd</sup> on Monday, Wednesday, Friday, and Saturday mornings. When the East pool is heated, classes will move to that pool for the remainder of the year.*
- The Board reviewed and approved two appealed architectural applications that were originally denied by the Architectural Committee. Reason for original denial was a desire to have the proposed modifications reviewed by the Board; they were both unique situations and there was concern about setting a precedent without first running it by the Board.*
- The Board discussed several items related to the Main Pool rebuild project scheduled for later this fall. The first was the new ADA-compliant entry ramp that will be required. Unfortunately, a mature pine tree sits smack in the middle of where this ramp will need to be installed, so the Board approved its removal. Alternate options were extremely cost prohibitive (designing the ramp to avoid or curve around the tree, for example) and leaving the tree anywhere near the new concrete ramp would mean future maintenance issues due to continued root growth.*
- The Board discussed the wading/kidie pool and changes that will be needed to comply with ADA. Wading pools cannot utilize a chair lift due to the shallow depth (unlike a hot tub) so a sloped entry ramp is required. The Board approved the preliminary plan presented by its contracted engineer and is continuing this discussion as there might be an overall increase in cost for this new design.*
- The Board approved a proposal to design and provide construction documents to water proof the storage room below the wooden pool deck.*
- The Board discussed what to do with the planter box adjacent to the elevated concrete area along the large retaining wall by Lawson Ct, and approved a design that includes leveling the dirt in the planter box flush with the adjacent elevated concrete deck area and raising the height of the walls surrounding the planter box to match the height of the retaining wall; the idea being this*

area can be turned into an extension of the elevated concrete portion of the pool deck.

- The Board discussed the possibility of adding a shade structure such as a wooden or metal trellis over this area, and installing solar panels on top (the Clubhouse/main pool electrical meter is our most expensive meter by far and this would directly offset that). The Board approve a proposal from Avelar to design and prepare additional Construction Documents for the trellis shade structure to support solar panels and the renovation of the associated concrete decking in the elevated pool deck area, with a final decision on this area to be made once bids are received.*
- The Board also discussed potentially removing some of the light poles within the pool deck area. That final decision was delegated to two Board members and the decision there will likely be tied to the trellis structure discussion.*
- The Board reviewed proposals for winter 2026 tree care, per the scope of work created by the Association's arborist. Tree West was selected for greenbelt and South Slope pruning, and Atlas Tree Service was selected for the "special projects" job.*
- A proposal was approved to repair roughly 60' of damaged chain link fence surrounding the basketball court at the lower practice court (by the Pickleball courts).*
- The Board discussed the current contract with its security patrol vendor, and considered alternative options such as an actively monitored security camera system. The Board directed the General Manager to obtain quotes and information about a service like this that might replace nightly vehicle patrols.*
- The Board continued the discussion regarding rules enforcement and violation inspections. Currently the Association utilizes a mixture of homeowner volunteers and third-party vendors for violation inspections. The Board directed the General Manager to look into options for hiring a CHOA staff member for this service (or utilizing existing staff) rather than relying on volunteers or third-parties.*

## Thinking About Selling In 2026?

Spring is the perfect time to make your move! As the season when buyers are most active, it offers an incredible opportunity to showcase your home and maximize its value. Let's start preparing now to ensure your property shines in the competitive spring market.

Having proudly called this vibrant neighborhood home for over 13 years, I combine a neighbor's personal touch with a professional's expertise to help you achieve your real estate goals. Whether you're planning a fresh start in the new year or exploring ways to enhance your home's appeal, I'm here to guide you every step of the way with trust, dedication, and local insight.

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## Walnut Country Swim Team News



### LET'S MAKE WAVES THIS SUMMER!



WALNUT COUNTRY  
SWIM TEAM  
REGISTER TODAY!  
[WCSTINGRAYS.ORG](http://WCSTINGRAYS.ORG)

Summer rec swim season is almost here! Get ready for another fun-filled season of racing, cheering, team spirit, and summer memories with Walnut Country Swim Team. Practices kick off April 7th for team swimmers (ages 6-18) and May 12th for Little Rays (pre-team). Register today at [www.wcstingrays.org](http://www.wcstingrays.org).

#### SPRING CLINIC

Registration for WCST Spring Clinic 2026 is open! It's a great opportunity for swimmers to improve their technique and begin reacclimating to the intensity of regular season practices after the winter break.

Dates: March 2nd - April 2nd (5 weeks)

Days: Monday - Thursday (4 days/week)

Price: \$325/swimmer

#### CHILI COOK-OFF AND FUNDRAISER

February 22nd | 3:00-5:00 PM at the Clubhouse

Calling all chili chefs, tasters, and supporters of youth athletics! Please join us for our annual Chili Cook-off fundraiser. We welcome all who wish to support Walnut Country Swim Team's goal of keeping recreational, competitive youth swim accessible to the community. All proceeds will benefit WCST, a registered 501c3 tax-exempt non-profit. For those interested in learning more about the team and program, this is a great event to meet swim team families and get your questions answered in a fun, casual setting.

#### ICE CREAM SOCIAL

March 21st | 2:00-3:30 PM at the Clubhouse

Who doesn't love ice cream? Invite a different friend or neighbor to this event where they can mingle with team families and learn more about what it means to be a Stingray.

#### Christmas Lights Reminder

A quick reminder as we enter February – holiday decorations must be removed within 30 days of the end of the applicable holiday. This means that Christmas lights and decorations should be taken down. HOA inspectors will be on the lookout for Christmas lights and decorations that have not yet been removed, so please do your best to get those down in a timely manner if you don't want a violation letter with a picture of your Christmas lights in the mail :)

## Walnut Country Preschool News



### Walnut Country Preschool

Hello Neighbors! February at Walnut Country Preschool is filled with curiosity, connection, and lots of heart. This month our students are learning about different modes of transportation, sparking big imaginations as they explore how people and things move through the world. We are also focusing on friendship, helping children practice kindness, sharing, and what it means to be a good friend. These themes come to life through hands-on activities, conversations, and play that make learning feel joyful and engaging.

We are also excited to share an important update for the upcoming 2026-2027 school year. Beginning next year, Walnut Country Preschool will offer a new schedule welcoming 3- and 4-year-olds, with school hours Monday through Thursday, 8:30 AM to 12:00 PM. Registration began on January 21 and will continue until we are full. Limited spots are available, and we encourage interested families to reach out soon.

Thank you for being part of our extended community. We love sharing what's happening at our school and look forward to a wonderful rest of the winter season filled with learning, friendship, and growth.

#### Website:

[www.walnutcountrypreschool.com](http://www.walnutcountrypreschool.com)

#### Email:

[walnutcountrypreschooldirector@gmail.com](mailto:walnutcountrypreschooldirector@gmail.com)

#### Phone:

(925) 798-9686

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## CHOA Events Committee Update

### CROSSINGS EVENTS SCRAPBOOK

We kicked off 2026 with our first **New Year's Polar Plunge** - an opportunity to try something new as a community that you may not dare do on your own! Residents of all ages took the plunge on Jan 3rd - 31 of you, in a 57 degree pool - and stayed for the recommended 1-3 minutes. Cold plunging is known for boosting energy, circulation, improving sleep, and so much more.

We warmed everyone back up with coffee, hot chocolate, and treats from Relentless Grind Coffee, and the Walnut Country Swim team provided materials to create a vision board craft to set our intention for the new year. What a fun and meaningful way to step into 2026 as a community - we may have created a new Crossings tradition!



Our **Blood Drive** on 1/17 was a huge success - the American Red Cross set up at our Clubhouse and together we donated 32 units of blood - 139% of what we'd set out to collect! Amazing! Thanks to everyone's positive feedback, we will plan to have them back in Jan 2027.



### RSVP OPEN - STARGAZING @ THE CLUBHOUSE

Friday, February 20 - 6:30pm to 8:30pm



Join us at the Clubhouse for a special presentation by Dr Jeff Silverman about the Science & Fiction of Space Movies, and then time to peer through telescopes as we track several objects in the night sky.

All ages are welcome, space is limited. RSVP required. RSVP by scanning the QR code or go online to [walnutcountry.com/stargazing](http://walnutcountry.com/stargazing)

### 2026 EVENTS CALENDAR

We're working away on finalizing our plans and will share the calendar soon! Make sure you're signed up for the e-signal to be the first to hear about events & RSVP links. Sign up at [walnutcountry.com/esignal](http://walnutcountry.com/esignal)

# NANCY'S NEWS

## CROSSINGS COMMUNITY

January, 2026

Issue 194

NANCY BENNETT



### Bay Area Home Buyers on the Move

Home buyers in Contra Costa County, are making their mark on the local real estate scene. For this early in the market, open house attendance has increased significantly from what we've experienced over the last few months.

Properties that have been prepared well, staged, inspected and have all of their disclosure paperwork organized and available online, are receiving multiple offers within days, mirroring the competitive environment seen in other parts of the Bay Area. Inventory levels remain historically low, leading to intensified competition among buyers and driving up median home prices throughout the county.

According to recent market data, the median home price in Contra Costa County has risen slowly over the past year, reflecting strong demand and limited supply. Homes are selling at a consistent pace this month, with the average days on market to pending in just at two weeks. These conditions highlight an earnestness for buyers and underscore the healthy nature of the East Bay real estate market.

#### Market Trends & Statistics (Contra Costa County Focused):

**High Buyer Demand:** Open house traffic in Contra Costa County is up, with buyers showing purpose and intent.

**Low Inventory:** The number of active listings in the county remains well below seasonal averages, contributing to fresh competition.

**Our Community** Last year in the Crossings, there were a total of 24 homes sold for the year. We are way under our typical 35-40 sold home averages for the last decade...and buyer demand for our community continues to remain strong.

Even though it was a "slow market" in our community, we did see an average list price of \$1,013,451 with the average sold price at \$1,042,431. Of course, some months it felt like the market was stagnant amid price reductions and low demand. That happens and we may have slower months again this year too.

#### Advice for Sellers

- **Get a Pre-Inspection:** Having your home inspected before listing can help you address potential issues in advance, streamlining the transaction and increasing buyer confidence.
- **Consult a Local Realtor:** An experienced real estate professional can provide valuable insight on pricing, staging, and marketing strategies tailored to the current market.
- **Stage Your Home:** Presenting your property in the best possible light—through staging, cleaning, and minor improvements—can make a strong impression on prospective buyers.
- **Review Offers Carefully:** With multiple-offer situations more common, consider more than just the price: look at contingencies, timelines, and buyer flexibility vs. your goals and needs.
- **Be Prepared:** With early interest, having your paperwork, disclosures, and offer instructions ready will help ensure smooth transactions.

*Until next month....Nancy*

Home Buyer Need

#### Buyer clients need the following properties:

\*\*\*Single story, over 2,200 sq ft, Walnut Creek

\*\*Small Concord home up to \$725,000.

\*\*Concord rental/triplex or duplex—cheap!

\*\*Livermore or Dublin 3 beds, up to \$850k

\*\*I have investors always looking for a project—Off market, all cash and fast closing

*Our team has helped over 525 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**

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Five-Star Professional Customer Svc Award 2013—2025

Founder and CEO, The Bennett Team  
Agent Leadership Council, Faculty Member and Mentor  
[Nancy@BennettBetter.com](mailto:Nancy@BennettBetter.com)  
CalDRE #01399870

## Considering a Move Out of the Area or State?

If you are thinking about relocating outside Contra Costa County, or even moving to a different state, I can assist you in making a smooth transition. I have a trusted network of national referrals, connecting clients to top real estate professionals in every state and most major cities across the country.

Just this month, I've connected clients in Groveland, CA; helped my neighbor with an investment duplex purchase in Tennessee, and referred a great agent in Tucson Arizona to friends of friends.

Locally, our services include vendors for packing, moving, PODS, hauling, estate sales and donation recommendations, in addition to prepping your home for sale. I have a dedicated team member (Jana) who can create a calendar, book appointments and help you organize your strategy to get you where you want to go based on your timeline and goals.

If your move takes you beyond the Bay Area, let me help you find a knowledgeable local expert in your target city AND help you prep your home for sale here too.

### Who needs some hauling, gutter cleaning, power washing or a major landscape cleanup?

I just had my guy stop by the house to haul away a rug that the dogs had demolished. Since he was coming over, I looked around to see if there was anything else that I could clean out. Needless to say, we filled up a good portion of his truck. He mentioned that his next stop was a full gutter cleaning in Alamo and then a landscape job after that. He has been part of our "team" and helping our clients and neighbors for years. Issua (pronounced E-Sew or E-Soo) can be reached at 925-567-4440. Texting is best, and he responds between jobs. I asked him what his schedule is like for the next month and he has openings.

Remember to ask him for the Nancy discount—He will take good care of you!!

### CROSSINGS COMMUNITY YEAR TO DATE ACTIVITY

<u>Status</u>	<u>Days On</u>	<u>Address</u>	<u>List Price</u>	<u>Sales Price</u>	<u>SqFt</u>	<u>Beds</u>	<u>Baths</u>	<u>Garage</u>	<u>Lot Size</u>	<u>Sale \$/SqFt</u>	<u>Closing Date</u>
Active Contingent	178	4495 Wildberry Ct	\$799,999		1726	3	2	2	0.13		
Price Change	22	4413 Marsh Elder Ct	\$949,000		1641	3	2	2	0.12		
SOLD	40	4398 N Canoe Birch Ct.	\$1,075,000	\$1,058,000	1765	4	3	2	0.14	\$599	1/5/2026