



Walnut Country - The Signal | Volume 2026, Issue 3 | Office Phone: 925-687-9961 | Email: businessoffice@walnutcountry.com

E-Bike (and Scooter) Activity Starting Up Again...

Now that the weather is warming, we are receiving more and more reports of e-bikes and electric scooters throughout the greenbelt and speeding up and down South and North Larwin. Nine times out of ten, it's a small group of teenagers either cutting through to get home or cruising around the area with their buddies (usually doing wheelies).

Unfortunately this is a very difficult issue to deal with in real time, and our recommendation is still to call the Concord Police department's non-emergency line to report any activity (Concord PD has told us the same thing). Their number is **925-671-3333**. This especially applies to groups riding recklessly/dangerously up or down Larwin Ave. While not an emergency, if it is called in frequently enough, it increases the chances that an officer is nearby and able to respond quickly. If it never gets called in, there is a 100% chance that nothing will happen and the issue will never be resolved.

As far as how the HOA can help deal with it, if you see anyone riding on the greenbelt and you are able to take a picture, please send it to the General Manager for our records, that can be very helpful! Sometimes we can identify riders from these pictures and take action (if they are residents). We believe most of these kids are non-residents, which means the HOA is very limited in the action it can take.

And to help clear things up, here is a quick summary of what is and isn't allowed on the greenbelt or common areas. When confronted, sometimes these kids will try to confuse the situation by saying their bike isn't an e-bike, isn't a motorcycle, etc. If it has **any** type of motor, it is not allowed on the property.

- Electronic bikes, scooters, or any other motorized vehicles are **not permitted anywhere** within the common areas (greenbelt, pathways, pools, etc).
- Though not enforceable by CHOA, *most* of these motorized electronic bikes are **not street legal**, and so shouldn't be ridden on any street here (contact Concord PD to enforce).
- **Standard bikes that use pedals** are permitted within the common areas (but bikes must yield to pedestrians at all times).
- The simplest way to think about it - if it moves without having to pedal, **it is not allowed anywhere within the HOA.**

So if you happen to see anyone riding up and down Larwin or cruising around the greenbelt on an e-bike, we recommend first reporting it to Concord PD at 925-671-3333.

CHOA ID Badge Reminder

Just a quick reminder for all CHOA residents - per the HOA rules, if you are using any facility here, you need to have your CHOA ID badge on your person at all times. Every resident of your household over 4 years old must have their own ID badge. If HOA staff requests to see your badge and you do not have it with you, you will be asked to leave to retrieve it.

If you are a new resident or lost your badge, you can quickly get one printed at the Clubhouse free of charge, which is open Wednesday through Sunday, 12pm to 8pm. We recommend calling ahead of time to let them know you are headed over. Depending on how busy things are, Clubhouse staff might be in and out of the office checking on things and responding to homeowner concerns, so you can call to make a quick appointment with them at your convenience.

When getting your badge, please bring some kind of proof of residency, such as a utility bill or any document that has your name and your CHOA address on it. Badges can be made and printed in a matter of minutes.

Your CHOA ID badge entitles you to bring

non-resident guests with you to the facilities. Currently we are not requiring individual guest badges; having your resident ID badge with you and confirming which guests are yours will suffice.

A total of 5 non-resident guests are permitted to join you at all facilities **except** the tennis/pickleball courts; those are limited to 3. The resident must be present with their guests at all times. Guests are not permitted to use the facilities without the sponsoring resident.

Residents who wish to host a larger event can obtain a **One Day Event Permit** from the Clubhouse that will allow up to 15 non-resident guests to join. There is no charge for this permit and it can be obtained any time prior to your event, but you must have it with you the day of your event.

We also have a *Common Area Parties & Social Gatherings* policy available online with some guidelines and recommendations for larger gatherings. If you have any questions, contact the Business Office or Clubhouse!

Walnut Country THE CROSSINGS

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Upcoming Schedule

Board of Directors Meeting

- Thursday, April 23rd @ 7pm

Architectural Committee Meeting

- Thursday, April 16th @ 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 set to 82 degrees

East & West Pools

Open Daily | 7am to 8pm

- Heaters set to 82 degrees
- Water Aerobics @ East Pool
Mo-Weds-Fri | 10am

WCST Swim Season

- Swim Season underway!
- Mo-Fri | 3:30pm to 8pm

Treasurer's Report (Year to Date) Financials as of February 28th, 2026

Current Assets

Cash - Operating	\$	89,261
Cash - Reserves	\$	1,815,677
Receivables	\$	98,575
Prepaid Expenses	\$	54,716
TOTAL ASSETS	\$	2,058,229

Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$	220,580
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Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments	\$	(12,470)
Total Outstanding Fees and Fines	\$	(7,542)
TOTAL OUTSTANDING DELINQUENCIES	\$	(20,012)



A LOOK at the BUDGET

Year-To-Date Budget Report

	YTD Actual	YTD Budget	YTD Variance	Monthly Actual
Total Income (Accrued)	\$ 337,748	\$ 337,195	\$ 553	\$ 170,301
Operating Expenses				
Insurance	\$ 19,235	\$ 17,773	\$ (1,462)	\$ 9,601
Taxes & Permits	\$ 474	\$ 1,075	\$ 601	\$ -
Legal Fees & CPA	\$ 440	\$ 2,228	\$ 1,788	\$ 440
Management & Accounting	\$ 49,487	\$ 45,748	\$ (3,739)	\$ 23,898
Office, Admin, & Mailing	\$ 6,697	\$ 14,540	\$ 7,843	\$ 3,838
Staff Payroll & Events	\$ 20,253	\$ 24,475	\$ 4,222	\$ 9,566
Security Patrol	\$ 2,293	\$ 2,333	\$ 40	\$ 1,147
Alarm Systems	\$ 888	\$ 1,092	\$ 204	\$ -
Landscaping & Irrigation	\$ 32,443	\$ 35,805	\$ 3,362	\$ 16,178
Pest Control	\$ 3,120	\$ 3,120	\$ -	\$ 1,560
Common Area Mntc & Supplies	\$ 3,569	\$ 3,973	\$ 404	\$ 2,757
HVAC Maintenance	\$ 550	\$ 367	\$ (183)	\$ 550
Pools, Tennis Courts, & Dog Park	\$ 7,184	\$ 10,551	\$ 3,367	\$ 3,068
Utilities	\$ 35,421	\$ 57,657	\$ 22,236	\$ 9,539
Reserve Transfer	\$ 117,560	\$ 117,560	\$ -	\$ 58,780
Total Operating Expense	\$ 299,614	\$ 338,297	\$ 38,683	\$ 140,922

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

President's Corner // April 2026

Hello Walnut Country, thank you for joining us and reading this month's edition of your neighborhood newsletter. Our last Board Meeting was held on March 26th and below are some of the highlights and other news.

Adelia Ct Heritage Oak Tree

As you know, we have one City of Concord designated Heritage Oak Tree on our Association property, located near the end of Adelia Ct. Several years ago, there were some potential safety concerns related to the tree and we enlisted the help of an Arborist who specialized in mature Oaks. Based on his recommendations, we perform regular maintenance and monitoring of the tree that includes scheduled inspections and measurements to make sure the tree is stable. The tree's roots that are of course very important to its long-term health as they keep the tree hydrated and healthy. A lot of the roots that absorb water are located near the surface, are fragile, and easily damaged by heavier vehicles like bikes, e-bikes, and electric motorcycles. Unfortunately, the bowl area where the tree is located has become a popular spot for electric motorcycles to use as an area to do jumps and donuts. The Board wants to make sure we keep the tree healthy and are getting estimates for a low height fence to protect the tree's surface roots from bikes. We looked at the option of just posting signs, but since our existing signs banning electric bikes in the greenbelt are ignored on a regular basis, we don't think signs alone will be an effective solution. If you have a teenager and have entrusted them with an electric motorcycle, perhaps remind them of our Association rules state that no electric bikes are allowed anywhere in the Greenbelt.

Main Pool Rehab Project

Our Association has been working with our Construction Management Company for several years now to help guide us through our Main Pool rebuild/rehab project. Last month we mentioned that three meetings were scheduled in April, including one on April 16th to make a final bid selection. Unfortunately we need to delay these scheduled meetings as more data/info is needed now that the bids are coming back for review. We have worked hard to make sure we have the money available for this project based on original projections provided to us in 2024. Unfortunately the cost of pretty much everything has gone up significantly since then and we need to really drill down on



- 🐾 Dog Walking
- 🐾 Pop-ins
- 🐾 Backyard Playdates



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some parts of the scope to help us stay within budget. More info to come shortly via eSignal, so be on the lookout if you are interested in attending any meetings where this is discussed.

Thank you for reading. The Board and I hope you have a great month. If you can, please join us at one of our upcoming Board meetings.

Mike Kindorf
Board President

WCST Summer Schedule @ the Main Pool

The Walnut Country Swim Season is officially underway at the Main Pool. Current practice times are Monday through Friday, 3:30pm to 8pm. This schedule will last until Friday, June 5th.

Starting Monday June 8th, WCST practice will then move to the mornings, ending at 12pm noon.

WCST also hosts several home meets and clinics during the season. These will always be posted online at www.walnutcountry.com – just click the “Pool Hours & Information” link on the home page, or visit www.walnutcountry.com/pools/. Typically, meets take place either on Wednesday evenings or Saturday mornings, though there are some exceptions, like the Crossings Challenge.

Here is a list of some upcoming WCST meets and events at the Main Pool:

- **Saturday April 25 (8am to 12pm)** | Pre-Season Swim Clinic
- **Sunday April 26 (8am to 12pm)** | Pre-Season Swim Clinic
- **Wednesday June 3 (3:30pm to 8pm)** | Home Meet vs. FHST
- **Wednesday June 10 (3:30pm to 8pm)** | Home Meet vs. FHST
- **Saturday June 20 (7am to 12pm)** | Home Meet vs. GPST
- **Friday July 11 (3:30pm to 9pm)** | Crossings Challenge
- **Saturday July 12 (7am to 5pm)** | Crossings Challenge
- **Wednesday July 29 (3:30pm to 8pm)** | Family Fun Meet

The full WCST/pool schedule is always posted online for residents to check at www.walnutcountry.com/pools/

Water Aerobic Classes Resuming at East Pool

Our weekly water aerobics classes have officially moved over to the East Pool now that it is fully heated. Classes take place on **Monday, Wednesday, and Friday mornings at 10am.**

No RSVP is needed and drop-ins are welcome. Cost is \$8 per class paid directly to the instructor. All homeowners are welcome to attend, and you can bring a guest if there is room. (Residents will always get priority if the class is full).

General Manager's Update // April 2026

Hey CHOA! I don't want to talk about the weather every time I write in this column, but it seems like that month of March just needs to be mentioned...that (unprecedented) heat wave basically gave us no choice but to turn the side pool heaters on earlier than we ever have, so I hope everyone got a chance to take a dip in between the random rainy days. Feels like we are in for a long, hot summer this year. As we mentioned in last month's cover article, the Board asked our landscapers for around a 20% reduction in irrigation or our greenbelt grass this year, to help keep our water bills low (while keeping the grass healthy, just not lush like it was for most of last year). This is something we will keep an eye on and adjust as necessary. It's a bit of a catch-22 - we spend a lot of money watering our grass so we want to reduce that to whatever extent possible, but healthy grass is also the best way to combat weeds from taking over. So you need to find a balance between keeping the grass watered and healthy to keep the weeds out, and keeping our water bills as low as we can. Water is by far our biggest utility expense.

Anyway, here are some updates from the property management side of things since the last *Signal*:

- The garbage disposal in the Clubhouse upstairs sink (in the bar area) died and

had to be replaced. Our long-term resident handyman Rod took care of it for us. Shoutout to Rod - thanks for all of your help over the years! If anything at CHOA breaks or needs work, Rod is usually the first one to take a look at it.

- The temperature gauge at the Main Pool was blown off of the balcony (quite dramatically) during some heavy winds last month. We ordered a replacement and got it installed just in time for the March heatwave.
- One of the small metal control handles at the new Main Pool showers came off. We got it replaced under warranty and threaded the new one in with some Loc-Tite. We also ordered some extras for our side pools should this issue ever crop up at any other shower.
- We put out the tennis court awnings at all courts in preparation for the sunny season, and removed all court drying components. Those things dry out and turn brittle and ineffective when left out in the sun, and require frequent replacing. This year we're just going to keep them indoors until the rains come back later this fall.
- We are still seeing some goose and duck activity around the pools, primarily the West Pool (Barberry Ct). We have our staff cleaning off the dirtied deck and pool stairs daily - often times twice a day. As the weather warms and the pools are used more frequently, the birds will be discouraged from entering the area. If you look it up online, Canadian geese are

tough to control because of their "high adaptability, intelligence, and stubbornness" - that's quite the impressive combo of attributes. And apparently they defecate about 28 times daily and can produce up to two pounds of droppings per day. Lovely.

- In March we completed our annual fire extinguisher and safety light inspections for the facilities, and our big fire sprinkler inspection was just completed at the Clubhouse last week. Our sprinkler system is inspected quarterly and all other components are inspected at least annually.
- We finished up the new shower fixture installs at the side pools, matching the shower fixture and temperature control handles we currently have at the Main Pool. The project experienced some delays as we ended up having to replace some tile, but the new fixtures are in and working great!
- Our annual discing/weed clearing of the North Slope open space is scheduled for Monday, May 11th.

That's all for this month! Hope to see you at one of our regular Board meetings. They're always scheduled for the 4th 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

Corner Lots & Landscape/Tree Clearing Trimming

A few homeowners have recently asked us to include an article reminding owners of corner lots - those closest to the entrance of your cul-de-sac - to please do your best to keep your shrubs and trees near the main road trimmed down. Some of this landscaping can really affect visibility and makes it a little scary to pull out onto North or South Larwin. While this isn't a legal requirement that the HOA can enforce, it's a nice courteous thing you can do for your neighbors.

Another example of this is keeping any landscaping along the main road sidewalks trimmed back for pedestrians. Sometimes these shrubs and trees block pedestrian access and force owners onto the street.


Please also try to keep an eye on any trees that might block the street signs - this can be especially problematic if emergency vehicles are trying to quickly respond to an issue.



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Architectural Approval Process Reminder

Before you do any work to the outside of your home, please double check with the GM to see if an Architectural Application is required. Over the years, the Board and Architectural Committee has put together many policies for common modifications or projects, either allowing the GM to approve an application upon receipt, or removing the requirement of HOA approval altogether.

The problem with not getting approval before you start work is that you will still need to obtain retroactive approval after, and there might be a chance the modification is either not permitted or needs to be changed per the HOA's rules, all of which will need to be completed for compliance. Two things are certain: the HOA gets no satisfaction from making owners take down any expensive new upgrade to their home, and no homeowner wants to spend more money after their project has been completed. Please ensure you have proper approval before any work is scheduled to start!

To help simplify the process for CHOA homeowners, we put together a quick reference guide going over the most common projects and if HOA approval is needed or not, or if the GM can approve the application. That cheat sheet is available online at www.walnutcountry.com under the Homeowners -> Documents, Policies, & Forms page.

When in doubt, you can send us an email or give us a call at the Business Office and the GM can confirm next steps for your project. We understand that the homes here are nearing 50 years old and require a lot of work, projects, and upgrades. While the governing documents do require all exterior modifications to the property to go through the HOA for approval, we don't want to make things harder than they need to be, so a large number of common projects either don't need HOA approval or can be approved very quickly by the GM. But some applications do need to be approved at the monthly Architectural meetings, so please keep that in mind!

Lawn & Landscape Tips and Water Schedules

Contra Costa Water District's website has some helpful information for CHOA residents interested in reducing their water use or improving the efficiency of their irrigation system. You can see the entire document online here: <https://www.ccwater.com/154/Your-Water-Use>, but we are including some of the top tips they provided:

- The best time to water is during the night or early morning when the sun is down and the temperature is cooler.
- Deep infrequent watering makes plants healthier and better able to withstand drought. Lawns can thrive in peak summer with three to four days per week and established plants with two days per week.
- Clay soil cannot absorb water as fast as sprinklers and some drip apply it. So instead of setting your schedule to water one long cycle per night, set it to water three shorter cycles per night. This will allow the water to soak in and encourage deeper roots
- Plants growing in shady areas, like the north or east side of your home, will generally require 50% less water than the same plants in full sun.
- Add mulch to all planting areas to ensure there is a two or three inch layer. This will improve plant health, reduce water loss, improve soil quality, and keep soil temperatures cooler.
- Remember to aerate lawns once per year. This will reduce soil compaction and improve lawn health. Also, mow lawns to 2.5 to 3 inches. This will improve the quality of the lawn and reduce water demand
- After installing new plants in an existing garden remember to hand water them to

ensure they get ample water during their establishment period.

Some irrigation controllers feature a "seasonal adjust" programming option, which allows users to make runtime changes without reprogramming the entire controller. Run times are listed in percentages, from zero to 100. You basically set your maximum runtime as 100% (think peak summer watering), then adjust the percentage based on the month/season. For example, if 100% is set to 60 minutes, adjusting to 50% will change the run time to 30 minutes. This is an easy way to make sure you aren't over- or underwatering throughout the year. The following rec-

ommendations are for our area per historical weather data. CCWD also has more detailed recommendations for each individual type of irrigation system, but this is a general guide:

- **January:** 18% (if dry)
- **February:** 28% (if dry)
- **March:** 44% (if dry)
- **April:** 59%
- **May:** 81%
- **June:** 92%
- **July:** 100%
- **August:** 90%
- **September:** 73%
- **October:** 52%
- **November:** 27% (if dry)
- **December:** 18% (if dry)

YOUR NEIGHBOR. YOUR RESOURCE. YOUR REALTOR. One Lucky Neighbor Will Win a

\$500 Spring Curb Appeal Refresh!

Spring is the perfect time for a fresh start and I'd love to give back to the community I'm proud to call home.

One lucky neighbor will win their home a Spring Refresh (up to \$500)!

Think a freshly painted front door, a lawn manicure, and bright seasonal plants, window washing or gutter cleaning to boost your home's curb appeal.

Scan the QR code or reach out to enter—let's welcome spring with a little extra beauty in the neighborhood!

I'm here to be your go-to local resource. No pressure. Just honest guidance from someone who cares about our neighborhood as much as you do.

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SCAN ME!!

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Board Meeting Summary // March 26th, 2026

The CHOA Board of Directors typically meets on the 4th 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.

- The Board met in Executive Session and held two disciplinary hearings for owners with long-time outstanding violations; one for visible holiday lights, and another for mature weeds in the front yard. Neither of the two homeowners decided to attend the hearing. The Board approved a \$50 disciplinary fine for each homeowner and will hold another hearing this month if the issues remain uncorrected. The next step would be a \$100 fine, and if uncorrected, the Board can get legal counsel involved to put together an official notice to the owners before moving forward with legal action.
- The Board also approved having CHOA staff members perform violation inspections for the month of April as a trial, and to pause the third-party violation inspections by Common Interest Management in May.
- In the regular open session meeting, the Board approved a transfer request of \$5,000.00 from the Association's operating bank account into the Events petty cash account, per the approved 2026 budget. (This is money that is already budgeted for spending every year, we're just moving it from one account to another to better keep track.)
- The Board reviewed and approved the draft financial statements and audit as presented by the contracted CPA, Levy, Erlanger, & Company. A copy of this audit will be made available to all CHOA homeowners.
- A request from the Swim Team to host a small Turn & Stroke clinic at the Main Pool on Sunday, May 3rd from 9am to 10:30am was approved. This clinic will

only utilize one lane. The rest of the pool will be unimpacted and open to all residents for swimming during this time.

- The Board continued its discussion about installing protective fencing around the heritage Oak tree at the end of Adelia Ct. The Board directed management to inquire with McNeil Arboriculture about the effectiveness of a smaller fence that would fully encircle the tree, and to obtain bids based on their final recommended scope of work. This will be reviewed at either the April or May regular meeting.
- The Board reviewed several options for installing monitored security cameras throughout the common area facilities, with the intention of eventually replacing the existing nightly vehicle patrol security service, and delegated approval authority for a contract with Bay Alarm to the Board president should the bid come back within the provided verbal estimate.

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5 Bed | 3 Bath | 2,923± Sq. Ft. | 0.28± AC | Offered at \$1,539,000



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Have You Checked Your Monthly HOA Billing Statement Lately?

Later this month we will be sending out a notice to any homeowner who had a balance on their account as of March 31. If you get this notice, it means your assessments are either not being paid in full every month, or you have an outstanding balance that is unpaid – could be a prior late fee, violation fine, or part of your assessment payment that didn't get updated when the dues went up. Most of these notices are going out to folks with a balance due of less than \$20.

If you receive this letter and aren't sure what the balance is from, you can contact the General Manager at 925-

687-9961 and we can quickly confirm. We look at the same information that's included in your monthly billing statements. For example, if the bill you got in the mail for the month of April says you owe an amount **higher** than \$154, there is likely a small unpaid balance on your account that needs to be addressed. (Note that a negative number on your statement means you have a credit on the account.)

Even if you think you are on autopay, it is always a good idea to check the HOA billing statements that are mailed out each month. All homeowners will receive these statements, even if signed

up for autopay. We recommend double checking these statements to make sure everything is working as expected. Sometimes checks get lost in the mail, or a payment doesn't go through. Alternatively, owners can login to the Portal online to view their account balance in real time.

At the start of pretty much every year, we see a large number of residents who underpay their monthly dues because they think they are on autopay, but actually have a fixed recurring payment setup that needs to be updated manually. Keep an eye on your statements to avoid having to pay any late fees!

Walnut Country Swim Team News



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2026 SWIM SEASON

The summer rec. swim season is starting and it's shaping up to be our biggest yet with more swimmers than ever and all the fun swim meets, social events, and spirit activities that go with it! The first day of summer practice was April 6th for team swimmers (6&U through 15-18 age groups) and Little Rays (pre-team swimmers) begins on May 11th. Our Little Rays and 7-8 age groups are full, but it's not too late to register for all other age groups (even if practice has started by the time you read this). Don't miss out! Register your swimmers for the Walnut Country Swim Team today!

If you need more information, want to register your swimmer, or need to double check the schedule, visit us online:

www.wcstingrays.org

See you on the pool deck!
-WCST Board of Directors

No Common Area Posting Please

As a reminder, residents are not permitted to post notices or flyers anywhere in the common area – this includes the bulletin boards, light poles, bollards, etc. These notices will be taken down by staff if seen. Frequent offenders (if residents) may be called to a board hearing. Unfortunately these notices can be problematic – they are rarely removed by those who put them up and often just become trash. And the tape residue usually remains and can leave marking, especially if put up on the backside of the bulletin boards.

We realize this can come off as a bit cold, as most flyers we see taped up to the light poles are just younger CHOA residents offering their services to try to make a little extra spending money, which we certainly want to encourage. So in response to this, we are working on putting up a new “community bulletin board” in the Clubhouse foyer/entryway for (reasonable) resident use. You should see that new community bulletin board installed in the coming weeks!

If you are walking through the greenbelt and see a flyer taped to a light pole, dog waste dispenser, etc., it would be helpful if residents could assist with taking those down or reporting them to the Business Office. Our rules do not permit these notices and we are working on a solution to meet residents in the middle.

Walnut Country Preschool News



Walnut Country Preschool

Happy Spring neighbors! We had a great month talking about Community Helpers and we were lucky to be visited by Shadelands Pediatric Dentistry, Concord Police Officers and many parents. We are looking forward to the final run up to spring and warmer weather. Things are coming alive in the classroom as we begin our unit on gardening and butterflies. You can start to observe some of these things with your child at home or on nature walks. We try to encourage a natural curiosity and exploration of bugs and tiny creatures.

We had a successful online auction in March. As a non-profit preschool, we greatly appreciate community sponsorship to make this possible. With the donations we get, we are able to offer affordable tuition and provide innovative materials for students to explore in the classroom. Thank you to everyone that participated in our action and who helped make our school wonderful.

Registration began in January, and as of this writing, there was 1 spot left in the Monday-Thursday program. Please call Mrs. Kelly to tour the school or be placed on the waiting list.

For enrollment information, or to schedule a tour, please contact Kelly Randal, Walnut Country Preschool Director:

Website:

www.walnutcountrypreschool.com

Email:

walnutcountrypreschooldirector@gmail.com

Phone:

(925) 798-9686

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CHOA Events Committee Updates

CROSSINGS EVENTS SCRAPBOOK

Stargazing 2026! We enjoyed a delightful appetizer spread & drinks, learned about the science & fiction of famous space movies, and then looked up at the night sky through two powerful telescopes. Thank you Dr Jeff Silverman for once again sharing your knowledge about all things astronomy, space and beyond!

The Easter Bunny hopped by the Crossings for a surprise visit on 4/4 - we loved seeing so many of you (and your doggies) come get your photo taken!

What a beautiful morning to walk the greenbelt and meet with neighbors for our monthly coffee date with The Quenched Trailer - they come the first weekend of the month (usually the 1st Sunday, 8a-12p). If you have Facebook, exact dates are usually posted in the Walnut Country group page. Alternatively, you can always give the Business Office a ring to double check!



UPCOMING EVENTS

Wine Tasting at the Clubhouse
Saturday, April 25 | 1pm to 4pm

RSVP went out via e-signal on 4/3. The guest list & wait list are now full! We'll be in touch with everyone on both lists the week of 4/20 to confirm all details and see if any spots open up.

School's Out Sprinkler Run
Tuesday, June 2 // 4pm to 5pm

Summer Concert I
Saturday, July 18 // 5pm to 8pm
• Featuring music from Hella Good Band

Summer Concert II
Saturday, August 22 // 5pm to 8pm
• Featuring music from The Groove Doctors

NANCY'S NEWS

CROSSINGS COMMUNITY

April, 2026

Issue 196

NANCY BENNETT



HELP WANTED –

10 Home Sellers, favorable terms and conditions

Over the course of the last two weeks, I've had 6 different realtors reach out to me asking if I had any more homes in the Crossings coming on the market soon. Additionally, during my open house weekend for the listing we had for sale, there were another 8 families that want to purchase a home in the Crossings, with a minimum of 4 bedrooms. (Canoe Birch Ct was only 3 bedrooms).

So, this article is intended for homeowners in the Crossings community who are contemplating selling their homes right now. The current market necessitates at least ten homes to be listed, presenting an excellent opportunity for you and your family.

Current Market Demand: Concord's real estate market is experiencing heightened activity, with buyer interest surpassing available inventory. It's not a crazy market like we've seen during the pandemic, but it is brisk right now with 2-3 offers per property becoming more the norm.

Our team is assisting families and other realtors in seeking four-bedroom homes to accommodate their needs. Both single and two-story residences are suitable, and prospective buyers that are prepared to move promptly. If you are considering selling, now is an optimal time due to robust demand.

Benefits of Selling Now: Sellers can anticipate competitive

offers, expedited sales, and potentially elevated sale prices given present market conditions. This environment enables a smooth transition to your next property with confidence. Seller terms for short rent backs to enable your kids to stay school through that first week in June are possible too.

How I Can Assist: Navigating the sale process can be complex, but I am dedicated to supporting you throughout—from preparing your home for listing to negotiating favorable terms. My expertise and familiarity with the local market facilitate a seamless and successful transaction.

To further illustrate why selling at this time is advantageous for Crossings homeowners, it is important to consider several factors. First, prevailing interest rates remain historically low, thereby increasing buyer affordability and purchasing power. Lower rates typically stimulate stronger offers and accelerate sales. Acting prior to any rate increases allows sellers to maximize their sale price and access a larger pool of qualified buyers.

Private off-market transactions offer another viable avenue. These arrangements provide homeowners with the discretion to sell without public exposure or open houses and attract serious buyers while minimizing marketing-related stress. Off-market sales are particularly suitable for those prioritizing privacy or wishing to avoid traditional sales processes. I strongly suggest putting your home on the open market and allow any and all buyers to review it before taking an off market or pri-

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 triplex or duplex—cheap!
- *** 4 bed single story over 1700 sq ft—Crossings
- **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

Top Selling Crossings Agent since 2006
#1 Agent In Concord, 2014—2019
Five-Star Professional Customer Svc Award 2013—2025

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

Continued from front page:

However, sometimes private sales are beneficial when certain seller conditions apply.

Moreover, leveraging today's market conditions can result in future financial benefits, notably through California's Proposition 19. Prop 19 permits eligible homeowners—such as individuals aged 55 or older, those with disabilities, or victims of natural disasters—to transfer their existing property tax base to a new residence anywhere within the state. This measure prevents substantial increases in property taxes, thus preserving long-term financial flexibility. Therefore, selling now not only facilitates new opportunities but also extends valuable tax advantages, making your subsequent purchase more affordable.

For more information or to apply for this job....see my contact info on the first page.

Until next month...Nancy



Concord Crossings Annual Community Garage Sale!

 **Saturday May 2nd**
8AM - 1PM

Are you signed up yet?

Registration is **FREE** for this awesome community event.

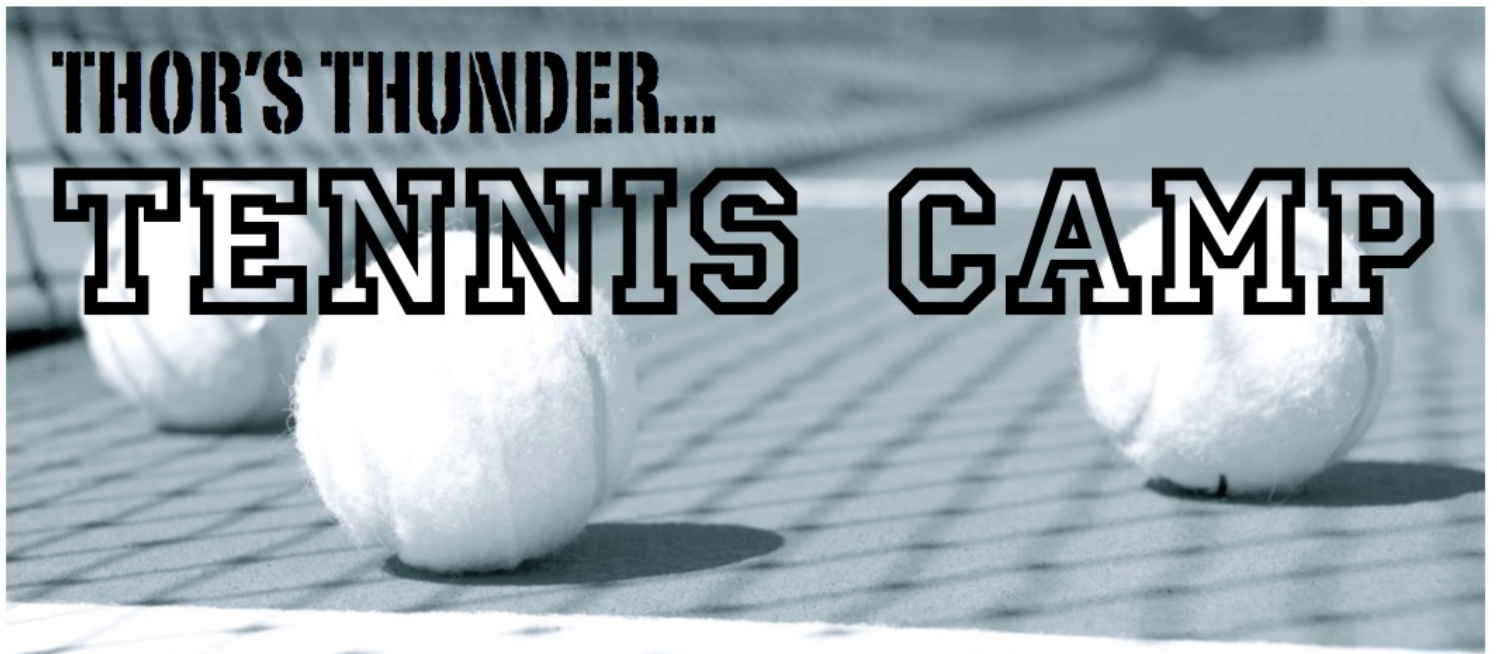
To register go to:
BennettBetter.com/GarageSale
or call **(925) 606-8400** for more info.

Deadline to register is **April 30th at 5:00PM**

  *making dreams happen*

CROSSINGS YEAR TO DATE HOME SALES

Status Date	Status	Days On	Address	List Price	Sold Price	SqFt	Beds	Baths	Pool	Garage	Lot Size	Sale \$/SqFt	Closing Date
4/3/2026	Pending	6	4423 Canoe Birch Ct.	\$900,000		1365	3	2		2	0.13		4/23/2026
3/6/2026	Pending	24	4497 Wildberry Court	\$1,100,000		2282	4	3	Yes	2	0.15		
4/1/2026	Pending	8	4417 Catalpa Ct	\$1,199,500		2330	4	3		3	0.12		
2/26/2026	Sold	14	4495 Wildberry Ct	\$799,999	\$825,000	1726	3	2		2	0.13	\$478	2/25/2026
3/20/2026	Sold	45	4413 Marsh Elder Ct	\$949,000	\$930,000	1641	3	2		2	0.12	\$567	3/20/2026
1/5/2026	Sold	40	4398 N Canoe Birch Ct.	\$1,075,000	\$1,058,000	1765	4	3		2	0.14	\$599	1/5/2026



Thor's Thunder Tennis is pleased to announce Summer Camps at Walnut Country.

Cowell Homeowners Association, a non-profit organization, hosts Thor's Thunder Tennis Academy and Walnut Country tennis. Thor Schreck directs all summer camps. Thor has designed each camp to focus on the most important aspects of tennis including stroke production, footwork and strategy. Each day will include match play and prizes.

Sessions are geared for ages 5-14, beginner to intermediate levels. Players will be grouped according to skill of play and age. **Cost per week: \$300.00**

For more information please call: (925) 324-0285 with any questions. Thorsthundertennis1@gmail.com

- Camp #1** **June 15th – June 19th**
- Camp #2** **June 22th – June 26th**
- Camp #3** **June 29th – July 3rd**
- Camp #4** **July 6th – July 10th**
- Camp #5** **July 13th – July 17st**
- Camp #6** **July 20th – July 24th**
- Camp #7** **July 27th – July 31st**

Tennis camps will be held 9:00am - 12:00pm
Cost per week: \$300.00

<u>Name</u>	<u>Age</u>	<input type="checkbox"/>		<input type="checkbox"/>	
<u>Parent/Guardian</u>	<u>Phone #</u>	-	-		
<u>Address</u>	<u>Emergency #</u>	-	-		
<u>City</u>	<u>Zip</u>	Skill Level: <input type="checkbox"/> Beginner <input type="checkbox"/> Intermediate			
Check # _____	Date: _____	<input type="checkbox"/> Camp 1	<input type="checkbox"/> Camp 5		
Cash \$ _____		<input type="checkbox"/> Camp 2	<input type="checkbox"/> Camp 6		
Total _____		<input type="checkbox"/> Camp 3			
Please make checks payable to: Thor's Thunder Tennis Academy		<input type="checkbox"/> Camp 4			