



Walnut Country - The Signal | Volume 2026, Issue 5 | Office Phone: 925-687-9961 | Email: [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com)

## Electronic Bikes on the Greenbelt & Streets

Now that school is out for summer, we are once again seeing an uptick in young e-bikers cruising through the greenbelt or going up and down Larwin. Electronic bikes that do not need to be pedaled are not allowed on HOA property (and nearly all of these bikes are NOT street legal so shouldn't be ridden on any city streets either).

If you see kids on e-bikes riding through the greenbelt or on any of the streets, or doing jumps on any HOA property, we recommend contacting Concord Police and reporting this to non-emergency dispatch. Their number is [925-671-3333](tel:925-671-3333).

**Why can't I report this to the HOA?** You can! But the HOA cannot realistically or effectively do anything about this activity in real time. The best we can do is go ask the kids to leave, (which sometimes works - and sometimes they just ride off to another area of the greenbelt, or ignore us entirely). We can request their name and address, but in all the time we've been dealing with ebikes, not a single kid has actually given us their address when asked. If HOA staff tells the kids to leave and they refuse, we then call the police to report them as trespassers. This is why we recommend residents just call the police directly. If they manage to apprehend these kids, they can get info from them like where they live, cite them, take their bikes, etc.

**Reporting this to the police feels like a waste of time or resources.** We agree - but unfortunately this activity will continue unless these kids or their parents face some real, actual consequences, like a citation, impounding the bike, pressing charges against the parents, etc., all of which needs to be handled by the police. Yes, the chances that the police show up before the kids ride off are low - but if no one ever calls, there is a 100% chance that nothing will change.

## Pickleball Court Hours - Courts Close at 8pm

Last year, the Board modified the hours of the lower pickleball and tennis courts to help mitigate noise for nearby homes. **The current hours are 8am to 8pm.** Unfortunately we are still receiving reports of residents who continue to play at the courts past 8, despite being told multiple times by association staff.

Please be courteous of your neighbors and respect the posted hours for the pickleball courts. Staff will continue checking the courts after they close and ask players who remain to leave. The lower courts are all considered closed at 8pm.

Residents who continue to ignore the posted

hours will be called to a hearing where their key fob may be disabled for up to 90 days along with a \$50 fine. Unfortunately, this is the only enforcement mechanism available to the association for repeat offenders, so please be respectful of your community and neighbors and abide by the posted hours for the pickleball courts.

**What can the HOA do about kids on e-bikes?** Legally, the only enforcement mechanism the HOA has is calling a homeowner to a hearing and fining them a meager \$50 or \$100. We believe most of the kids on e-bikes you see here are not residents, so that's not an option. And if they were residents, we would need to know where they live. The streets here are all public, so under city (police) jurisdiction - so it would be the same as someone reporting a speeding car to the HOA. The other thing the HOA can do is look into making this area unattractive to e-bikers. As an example, last year we fenced off the makeshift "jump" over at the end of Wildberry Ct, which was becoming quite the popular spot. We know there are other areas in the central greenbelt the kids like to use as jumps, and last year the Board also talked about re-landscaping some of these spots so bikes couldn't ride through. This is of course an expensive solution and no guarantee it will keep them out, but it is one option available.

**What can homeowners do?** The most helpful thing residents can do is tell us if you know where any of these kids live. Without a CHOA address, the HOA cannot take action. Residents can take pictures and report incidents to the General Manager, but unless we already know who the perpetrator is, no action can be taken with that info. We truly cannot do anything without knowing if the e-biker is a resident, and where in the HOA they live. Following that, reporting this activity to the police whenever you see it! You can call non-emergency dispatch at **925-671-3333**.

## 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, June 25<sup>th</sup> @ 7pm

*Architectural Committee Meeting*

- Thursday, June 18<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 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

- Practices weekday mornings
- Mo-Fri | 7am to 12pm

## Treasurer's Report (Year to Date) Financials as of April 30<sup>th</sup>, 2026

### Current Assets

Cash - Operating	\$	99,014
Cash - Reserves	\$	1,892,992
Receivables	\$	73,854
Prepaid Expenses	\$	66,158
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>2,132,018</b>

### Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$	200,763
---	----	---------

### Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments	\$	(5,981)
Total Outstanding Fees and Fines	\$	(6,823)
<b>TOTAL OUTSTANDING DELINQUENCIES</b>	<b>\$</b>	<b>(12,804)</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>\$ 677,286</b>	<b>\$ 674,390</b>	<b>\$ 2,896</b>	<b>\$ 169,900</b>
<b>Operating Expenses</b>				
Insurance	\$ 38,403	\$ 35,546	\$ (2,857)	\$ 9,709
Taxes & Permits	\$ 1,859	\$ 2,150	\$ 291	\$ -
Legal Fees & CPA	\$ 4,305	\$ 4,455	\$ 150	\$ -
Management & Accounting	\$ 94,168	\$ 91,495	\$ (2,673)	\$ 22,953
Office, Admin, & Mailing	\$ 29,247	\$ 29,080	\$ (167)	\$ 16,509
Staff Payroll & Events	\$ 45,364	\$ 48,950	\$ 3,586	\$ 10,965
Security Patrol	\$ 4,586	\$ 4,667	\$ 81	\$ 1,147
Alarm Systems	\$ 2,421	\$ 2,184	\$ (237)	\$ 1,533
Landscaping & Irrigation	\$ 65,549	\$ 71,611	\$ 6,062	\$ 16,130
Pest Control	\$ 6,292	\$ 6,240	\$ (52)	\$ 1,612
Common Area Mntc & Supplies	\$ 5,233	\$ 7,945	\$ 2,712	\$ 708
HVAC Maintenance	\$ 550	\$ 733	\$ 183	\$ -
Pools, Tennis Courts, & Dog Park	\$ 17,298	\$ 21,101	\$ 3,803	\$ 5,006
Utilities	\$ 66,296	\$ 115,315	\$ 49,019	\$ 13,643
Reserve Transfer	\$ 235,119	\$ 235,119	\$ -	\$ 58,780
<b>Total Operating Expense</b>	<b>\$ 616,690</b>	<b>\$ 676,591</b>	<b>\$ 59,901</b>	<b>\$ 158,695</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)

### Get your CHOA ID badges at the CLUBHOUSE!

Per our rules, CHOA will be checking resident ID badges and asking anyone using the facilities without a badge to leave and retrieve it - so make sure you have yours! Hours are Wednesday thru Sunday - 12pm to 8pm. Recommended to call ahead for a quick appointment at **925-825-0250**. Badges are free to all CHOA residents. Badges are not available at the Business Office.

## President's Corner // June 2026

Hello Walnut Country, The Board and I hope you are doing well and thank you for joining us and reading this month's edition of your Signal newsletter. Our last Board Meeting was held on May 28<sup>th</sup>. Below are some of the items we covered in the meeting.

### Pickleball

For the last year or more, the Board has been looking into issues related to the noise from our Pickleball courts that were established in 2022. As you may have read in our last edition of the Signal, this is not a unique issue to just Walnut Country; many communities and cities across the country have wrestled with the problem.

At our last meeting, the Board formally approved the formation of an Ad-Hoc (temporary) Committee to help the Association conduct research and look for solutions. We currently have approximately 6 volunteers to serve on this committee. We are looking for additional volunteers to assist us. Please see the write up from our General Manager in the article below on how to volunteer.

The Board is interested in all suggestions in regards to this issue. You do not need to be a Pickleball player to serve on this committee.

### Turf Reduction

A new state law in California goes into effect in a few years that prohibits irrigating "non-recreational turf" with potable water. The wording of this legislation is not particularly clear and what exactly constitutes "non-recreational"

is a little subjective, but essentially HOAs like us will be required to eliminate / convert areas with turf that are ornamental only and not usable. An example would be the raised median with turf in front of the western entrance to our association off of Cowell Rd. We are looking at plans to make sure we are in compliance with this new law, but also to continue to find ways to reduce our irrigation costs, which is one of our fastest growing budget items over the last several years.

### Main Pool Project

The Board looked at preliminary estimates for the upgrade of pump room of the main pool. As you read in earlier Signal articles on this subject, we currently don't have enough saved in our reserves account to complete the entire project as originally planned due to rising construction and material costs over the past two years. The deck and plumping portion of the project will be delayed by several years while we prioritize the pump room. We will be looking at formal bids for this part of the project later in the summer and hope to start the construction before the end of the year.

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. We still make them available to watch and participate on Zoom, if that is more convenient for you.

Thank you,  
**Mike Kindorf**  
Board President

## Newly Formed Pickleball HOA Committee Seeking Volunteers

The CHOA Board is looking for volunteers for a newly formed committee to assist the HOA in dealing with noise from pickleball play at the lower courts. The goal is to come up with recommendations to ensure the pickleball courts do not unreasonably disturb nearby residents or infringe on their right to the quiet enjoyment of their property.

You do not need to be a pickleball player to join – in fact the Board is specifically hoping for a small number of volunteers who do not play pickleball, to help maintain neutrality, in addition to volunteers who are regulars at the Pickleball courts.

Here are some examples of duties the Committee will be tasked with:

- Generally providing recommendations and suggestions to the Board for mitigating existing Pickleball noise;
- Drafting a proposed schedule for the Pickleball courts in an attempt to find a balance between availability for players and sufficient periods of downtime for the neighboring homes;
- Experimenting with "quiet" equipment such as balls and paddles and providing direct feedback to the Board;

If you are interested in joining this Committee, please contact the General Manager and you will be provided with a short application to complete. **Submissions are due by June 17<sup>th</sup>**. Applications will be reviewed at the June Board meeting, where final appointments are expected to be made.



**A Home That Feels Like You at Every Stage**

Home organization & design for new homeowners, families, seniors, and those planning their next move.

**In-Home Reset Session** ✨

3 hours · \$300 (Regularly \$450)

- ✓ In-Home assessment
- ✓ Hands-on home organization
- ✓ Suggestions to enhance your home layout and furniture selections



Scan to Schedule  
Your Free 15-Minute  
Conversation

**Chelsea Murray Faraclas**

📞 925-342-7895

🌐 [BringCreativityHome.com](http://BringCreativityHome.com)

✉️ [Chelsea@BringCreativityHome.com](mailto:Chelsea@BringCreativityHome.com)



## General Manager's Update // June 2026

Hey CHOA! Happy summer! Or I guess, technically happy almost-summer. As the weather is warming up, we gradually increase watering for the greenbelt landscaping. (Our peak watering schedule is in August). If you notice anything out of whack on a walk through the greenbelt in the evening – a broken sprinkler, tons of water in the walkway, or anything that looks off – please let me know! HOA staff and our landscapers typically aren't on site at night, so homeowners often see things that we don't. If you see anything that needs attention, please shoot me a quick e-mail, give me a call, or leave a short voicemail after-hours and we will get it taken care of! This also includes any pathway lights that might be out. And a shout-out to all homeowners who already take the time to report issues like this to us, it is very helpful! We wanted to make sure we aren't wasting any water and that all facilities are working as expected, so reporting issues like this goes a long way.

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

- We recently installed a monitored security camera system at the east and west pools. Check out the article in the *May Signal* with more details, but bot-

tom line is this should really help us in keeping folks out of the pools after-hours (which has been a big problem at the east pool. Just two weeks ago we had a group of about 10 kids hop the fence and go for a little midnight swim, and partake in some other extracurricular activities...). Once this system is up and running, we'll get another one installed at the Main Pool. The idea is for a monitored security camera system like this to eventually replace our nightly security vehicle patrol.

- At the Main Pool, we replaced all four toilets in the women's restroom. The existing toilets were constantly giving us all sorts of problems – either the flush sensor wasn't working, the bowl wasn't clearing, or the toilet just wasn't flushing – so we put in four new toilets with your old-school handle and they are working perfectly! Thanks to everybody for your patience dealing with this restroom while we got this sorted.
- We had the carpets at the Clubhouse deep-cleaned in preparation for the summer season.
- The Clubhouse deck resealing project is officially complete. Three years ago we completed major repairs for these decks (loads of leaking, dry rot, cracks, etc.) due to a lack of prior maintenance and coating. You typically want to re-seal the deck surfaces every ~3 years to make sure they don't develop cracks

or leaks, which will then damage the components below the surface.

- Three trees in the greenbelt were replaced under warranty; these were installed about a year ago and didn't make it. Overall we have about 18 that the landscapers will be replacing under warranty in the coming months. The current plan is to replace 3 per month until complete.
- We recently installed electrical outlets at the central water tank; these will be used for CHOA events in the area such as the sprinkler run and movie night!
- We wrote up another article about this already, but it's worth mentioning again – please make sure you have your CHOA ID badge with you at all times when using the facilities. Staff will be checking for badges and asking those without one to retrieve it. Please be respectful when dealing with staff checking badges – they're just enforcing the Association's rules.

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! You can always just leave early, we won't judge!

**Bill Mazza**  
CHOA General Manager

## Pickleball Survey Results

At the April meeting, the Board approved conducting a membership-wide survey about the CHOA pickleball courts, as well as a smaller survey about pickleball noise for homes within a close proximity to the courts. Results and comments were reviewed at the May meeting and the Board approved making the survey results available online so any interested homeowner can see them. Individual comments/suggestions from participants will not be made public at this time, but all were made available to the Board to review. For context, the Board has been discussing the pickleball courts and associated noise/concerns for some time now, and recently agreed to form an ad-hoc Committee to assist with mitigation options.

If you have any questions about this survey or need assistance viewing the survey results, please contact the General Manager. If you're interested in this topic, please keep an eye out for it on future Board meeting agendas, as it will continue to be discussed at upcoming meetings this year. Results for both surveys can be found online at the following link:

[www.walnutcountry.com/pickleballsurveyresults/](http://www.walnutcountry.com/pickleballsurveyresults/)



LAW OFFICE OF  
JESSICA R. WARD

Estate Planning • Estate Administration • Conservatorships • Guardianships

**YOUR FAMILY DOES NOT KNOW YOUR WISHES UNLESS YOU TELL THEM. ESTATE PLANNING DOES EXACTLY THAT!** Jessica Ward helps clients prepare for life's uncertainties by creating estate plans tailored to each client's unique needs and goals. Additional services include probate, trust administration, conservatorships, and guardianship proceedings. **Schedule a free confidential consultation.**

- ✓ Complimentary 30-Minute Consultations
- ✓ Home Visits Available
- ✓ Flat Fee Pricing – No Surprises
- ✓ Warm, Personalized Service

Tel: (925) 459-1777

Email: [jessica@jessicawardlaw.com](mailto:jessica@jessicawardlaw.com)

Web: [www.jessicawardlaw.com](http://www.jessicawardlaw.com)

Office: 3496 Buskirk Avenue, Suite 100, Pleasant Hill, CA 94523

## CHOA ID Badge Enforcement

A few weeks back, CHOA staff reported an unpleasant encounter with two young individuals seen with a dog off leash in the central greenbelt who claimed to be residents (they refused to show ID or confirm their address). They were extremely aggressive and argumentative with our staff and claimed they had no idea about the requirement to have CHOA ID badges when using the common area, going so far as to quiz other residents walking by about the badge requirement. Unfortunately some of the residents they asked also claimed to be unaware of the badge requirement, or said they knew about it but never had theirs with them.

We mention this encounter for a couple of reasons. Now that summer is here, we will be drilling down on badge enforcement and have staff on site dedicated to checking badge at the facilities (pools, courts, clubhouse, etc.). Please ensure everyone over the age of 4 in your house has a CHOA badge with them whenever they are using any of the facilities here.

The other reason is acknowledgment that over the last few years, our resident badge enforcement has been inconsistent, and likely one of the reasons not all residents are fully aware of the requirements. Moving forward we want to do better about enforcing badges since it is the only way to ensure that residents (and their guests) are the ones using

our facilities.

All that being said, please make sure you are familiar with the requirements:

- All residents must have a CHOA ID badge on their person whenever using the facilities.
- You can get your badge from the Clubhouse at no cost during regular business hours.
- Your badge permits you to bring non-resident guests with you to the facilities.
- You get up to 3 guests at the tennis and pickleball courts, and up to 5 at all other facilities.

Staff will be more regularly checking badges and if you do not have it on your person, you will be asked to leave the facility to retrieve it. Please be respectful with the HOA staff as they are simply enforcing the association rules, and this badge requirement is in place in response to homeowner concern over non-residents coming onto CHOA property without permission. While the badges might be a slight inconvenience, they are the only method available to ensure that legitimate residents are using the HOA facilities.

If you have any questions, please contact the General Manager for assistance.

## Weekly Clubhouse Activities - Mahjong & Bridge

The CHOA Clubhouse has a few regular weekly activities organized by residents. A group has been meeting on Thursdays at 12:30pm to play bridge for many years now, and a large Mahjong group is has become a regular on Fridays at 1pm. We now have another homeowner-organized Mahjong group that wants to meet on Wednesday afternoons for anyone interested. Here is a short blurb provided by this new group:

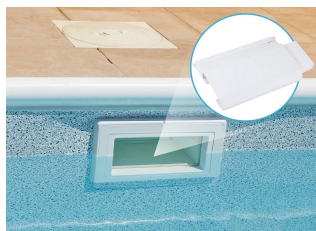
*Join neighbors for fun-filled Chinese and American MahJong games in our air conditioned Walnut Country clubhouse!!! We will start a trial run of playing every Wednesday from 1p- 4p in June! You may come late or leave early as your schedule permits. All CHOA residents at all levels are welcome – men and women! Never played? We can teach you!! Organizer is Carolyn Fong. See you any Wednesday!*

And the bridge group on Thursdays is always looking for more players. Walk-ins welcome! They play every Thursday at 12:30pm in the Clubhouse.

## Please Don't Touch Pool Skimmer Doors/Flaps

Our pool maintenance vendor has reported that the skimmer basket door "flaps" (technically called a weir door) at the East Pool are being regularly pulled out by residents, resulting in them breaking frequently and needing to be replaced. Most typically these are pulled out by younger children when a toy has been lost inside the skimmer.

Please leave these skimmer flaps in place; if you need to access the skimmer basket,



you can pull the lid off from the pool deck and grab whatever is inside. The HOA needs to purchase new flaps each time these break.

## YOUR NEIGHBOR. YOUR RESOURCE. YOUR REALTOR.



**SOLD!!!**  
For Over Asking  
**4417 Catalpa Ct**  
Represented Seller  
**How Can My Team Help You?**

Let's connect — even if it's just for advice.

**DYLAN GODFRY**

Lic # 02195156 415.994.5600  
[DYLAN@VINCENTROSSI.COM](mailto:DYLAN@VINCENTROSSI.COM)

**kw**  
KELLERWILLIAMS.

**VINCENT  
ROSSI**  
REAL ESTATE GROUP

## Board Meeting Summary // May 28<sup>th</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). All homeowners are encouraged to attend any open HOA Board meeting.

- The Board met in Executive Session and held three disciplinary hearings for homeowners with outstanding, uncorrected violations. The first was for mature weeds visible in the front yard. This owner had been sent a total of 8 letters from the Association, with no resulting action taken. The Board had previously held a hearing for this owner at the March meeting and approved a \$50 fine. The issue was still uncorrected so at this meeting the Board approved another \$100 fine and agreed to engage the Association's attorney for assistance in obtaining compliance at the June meeting, if still outstanding.
- The second hearing was for a homeowner with three open violations: a broken, inoperable garage door, significant maintenance issues with exterior portions of the trim and balcony, and a covered, inoperable car parked in the driveway unmoved for nearly a year. This owner had previously been called to a hearing for the garage door and fined \$50. The Board approved a \$100 fine for the garage door and a \$50 fine for both the exterior trim/maintenance issues and the car, and resolved to engage the Association's attorney for assistance since these violations have remained outstanding for over two years at this point.
- The third hearing was for a home with mature visible weeds within their sideyard landscaping. The owner had been sent multiple violation notices with no response and no action taken. The Board approved a \$50 fine and will hold an additional hearing at the June

meeting if still outstanding.

- Finally, the Board discussed contractual language and pricing for the current Walnut Country Swim Team lease agreement, which is set for renewal in 2029.
- In the Open Meeting, the Board approved a request from a homeowner to host a free, one-time outdoor fitness class for CHOA residents near the Main Playground in August. More info will be included in the July Signal once the details are ironed out.
- The Board then continued its Pickleball court noise discussion from the previous meeting. The first item of business was consideration for forming an "ad-hoc" (temporary, specific) committee to provide noise mitigation suggestions and feedback to the Board. At the last meeting, several pickleball players had expressed interest in participating. The Board officially formed the Pickleball Courts Committee along with a charter but would like to extend the opportunity for more homeowners to volunteer. There is a short article in this Signal if you are interested.
- Following that, the Board then reviewed and discussed results from the recent survey it conducted regarding the pickleball and tennis courts. It agreed that the results should be posted online and a link provided in this Signal, but that homeowner comments would not be made public.
- The Board then discussed its ongoing grass reduction project. Last year, the Board contracted with a landscape consultant to map out all grass within the greenbelt and provide a list of priority areas for converting to low-water plants and shrubs (focusing on non-recreational, decorative grass areas). At this meeting the Board reviewed the map and list of recommended candidates for conversion. Specifically, the Board discussed which method it would like to use for physically removing the grass: sheet mulching, or mechanical remove with equipment and spraying. The Board agreed it would like to sheet mulch these areas; it is slightly more expensive but provides many long-term benefits.
- Two of the top candidates for conversion were the east and west entrances to the Association (Turtle Creek Rd and Cowell Rd), which include large areas of decorative, non-functional grass. This landscape consultant had created landscape planting plans for these areas to be used as a scope of work. The Board would like to use these plans provided the number of total plants is reduced by around 25 to 50% (out of concerns for cost) and directed management to begin obtaining a bid for conversion from grass to shrubs/plants at both HOA entrances.

### 5244 S. Montecito Drive Concord

5 Bed | 3 Bath | 2,923± Sq. Ft. | 0.28± AC  
Sold for \$1,437,000



### 1795 Klier Drive Concord

5 Bed | 2.5 Bath | 2,210± Sq. Ft.  
Sold for \$1,200,000



Local Expertise. Real Results.

Both of these beautiful homes have been sold! With a tailored marketing plan and hands-on guidance, Lilli continues to help her clients achieve their goals.

Your goals deserve a strategy that works. Contact Lilli to start your next move with confidence.



**Lilli Rath**  
DRE 01727293  
Realtor®  
925.286.4118  
[lilli.rath@compass.com](mailto:lilli.rath@compass.com)

More Than a Realtor,  
**Your Advocate**  
Every Step of the Way.

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235.

COMPASS

The next item of business was the Main Pool equipment room. Following last month's meeting, the General Manager met with the Association's current pool maintenance vendor, Picture Perfect Pool Services, to discuss replacing components in the Main Pool equipment room as a means to extend the life of the pool until additional funding can be secured to rebuild the deck (or an alternate scope is approved). Picture Perfect believes that the original scope to replace all Main Pool equipment can still be utilized even if the pool deck and existing plumbing will remain unchanged. Picture Perfect then provided a proposal for all recommended work in the Main Pool equipment room (mostly unchanged from the original scope they provided to Avelar for the full Main Pool rehab/rebuild project) and is also willing to create a scope of work for this project so other vendors can submit a bid. The Board directed management to move forward with having Picture Perfect create a full scope and to then obtain additional competitive bids for the Main Pool equipment room.

Finally, the Board approved contracting with East Bay HR Professionals on an as-needed hourly basis for HR-related concerns or projects.

## Walnut Country Swim Team News



### SWITCHING FROM AFTERNOON TO MORNING PRACTICE AT THE MAIN POOL

As the swimmers wrap up their school year, we'll be switching the practice times at the main pool from afternoons to mornings. Beginning Monday, June 8th practices will be held on weekday mornings from 7:30am to noon at the Main Pool.

### JUNE HOME MEETS

Summer rec. swim competition is heating up! During the month of June, the WCST Stingrays will compete in several meets and invitationals and host the following home meets at the CHOA Main Pool:

**Wednesday, June 17<sup>th</sup> | 4pm to 9pm**  
Oakhurst Country Club @ WCST

**Saturday, June 20<sup>th</sup> | 8am to 12:30pm**  
Gehringer Park @ WCST

### LIMITED SPOTS STILL AVAILABLE

If your family is looking to join the fun this summer, there are still a few spots left in select age groups! Visit our website, [www.wcstingrays.org](http://www.wcstingrays.org), for details.

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

## Greenbelt Bike Rules Clarification

Lately we have received a few phone calls with questions about bicycles on the greenbelt. Several parents have reported that their children, while riding a standard bicycle on the greenbelt, have been confronted by residents telling them that bikes are not allowed on the greenbelt and they need to stop riding. **This is not correct** and we wanted to remind all residents of the current rules.

To clarify, this has never been the case – regular, “analog” bikes/ bicycles are permitted within the greenbelt, provided they yield to pedestrians. Electronic bikes are not permitted – basically anything with a motor that doesn't need to be pedaled. This also includes electronic scooters, which sometimes can be even more problematic than an e-bike because it's difficult to get it into the grass to yield, so they often fly right down the walkway without concern for pedestrians in their path.

While we appreciate residents trying to enforce the rules, we respectfully ask that you review the HOA rule book from time to time to make sure you are aware of the actual restrictions. These rules have not changed for the last 10 years. There is signage in the green belt reminding residents that bikes need to yield to pedestrians, but we are now considering adding additional signage reminding residents that bikes are indeed permitted on the pathways, as this has become a bit of a problem, especially for younger residents on bikes.

To keep things simple, if you need to pedal your bike to move it, it's OK on the greenbelt. If your bike or scooter can move without you needing to pedal (like using a throttle, for example), it is not allowed on the greenbelt. Most often those

## Walnut Country Preschool News



### Walnut Country Preschool

**H**i Neighbors! We finished our year celebrating our Moms & Dads and enjoying many of our yearly traditions such as our Teddy Bear Picnic, Muffins with Mom and special end of year celebrations.

Our students are ready to move on to the next phase of their schooling and the teachers are excited to welcome a new batch of little learners in September.

The class is full for next year, but we are taking names on our waiting list. Please email Mrs. Kelly if you have any questions, or visit our website below. Have a wonderful summer!

#### Website:

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

#### Email:

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

#### Phone:

(925) 798-9686

## 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](http://www.carrascoconstructioninc.com)

violating these rules are teenagers, so we respectfully ask that parents familiarize themselves with these rules and make sure their kids are not writing electronic bikes or scooters on the greenbelt. If your child is caught riding one of these vehicles in the association, the board will call you to a hearing where you can be fined and your common area access privileges revoked. In extreme cases, the HOA can get legal counsel involved for help with obtaining compliance, and resulting legal fees can be billed directly to the owner.

## CHOA Events Committee Updates

### CROSSINGS EVENTS SCRAPBOOK

Everyone had so much fun at our Annual School's Out Sprinkler Run! There's nothing better than sitting in the shade with friends listening to music, and watching our kids run free through the sprinklers, playing with beach balls, spinning in hoola hoops and eating popsicles. Here's to the start of another memorable summer break! Thank you to the Walnut Country Swim Team for selling pizza & beverages and keeping all of us fed and refreshed.



### UPCOMING EVENTS

#### Crossings Summer Concert Series

Meet us on the lawn behind the main pool for live music, food & time with friends - this year, we're bringing you two summer concerts! Check out Food Truck Row at the end of Oakbrook Ct, featuring food, beer, wine & dessert trucks. Bring your lawn chairs and picnic blankets and get ready for a great time!

Check in and get your spot at **4:30pm**, music starts at **5pm!**

#### **JULY CONCERT | SATURDAY, JULY 18**

**Hella Good Band:** 7-piece dance band that mixes top dance hits from the 70's to today! They put on one of the best live dance music shows in the Bay Area and are sure to have everyone up and dancing!

**Food Trucks:** Mozzarella SF (pizza), Dad's BBQ, The Guzzler beer & wine, and Ice Barber Hawaiian shave ice (Ice Barber will donate 20% of all sales back to our Events budget!)

**Back to School Drive:** bring brand new backpacks & school supplies for Contra Costa Foster Friends. Details in the link below.

**RSVP:** *RSVP online!*

[walnutcountry.com/SummerConcerts](http://walnutcountry.com/SummerConcerts)

#### **AUGUST CONCERT | SATURDAY, AUGUST 22**

**The Groove Doctors:** hired by popular demand, this 8-piece band will bring the energy to our greenbelt with music spanning from Bruno Mars to Journey, Beyonce to Guns n' Roses and beyond. You won't want to miss this!

**Food Trucks:** Cousin's Maine Lobster, Roadside Rotisserie, The Guzzler beer & wine, and Humphry Slocombe ice cream

**RSVP:** coming in July Signal

**\*Note:** Food Trucks are subject to change (sometimes trucks break down and they need to send another one! We will be sure you're well fed with delicious options).

# NANCY'S NEWS

## CROSSINGS COMMUNITY

NANCY BENNETT



### A New High Sales Price—\$1,300,000

Earlier this month, we closed the highest-priced home sale in the Crossings over the past four years at \$1,300,000.

This successful sale was the result of the seller's trust in the strategy and options we presented, the skilled contractors who helped elevate the property, and our team's ability to bring every element together. The end result was a beautifully updated home that we positioned effectively in the market and brought to pending status before the open houses were even completed.

This month, I want to explore why the Crossings community consistently commands higher sale prices and stronger demand than homes located just blocks away.

The Concord real estate market is often recognized for its relative affordability compared with neighboring cities such as Walnut Creek, while still remaining highly competitive. Recent market data shows that homes in Concord typically go pending in about 13 to 14 days, with median sale prices around \$738,000. However, looking only at the citywide numbers overlooks an important reality: Concord is made up of several distinct micro-markets, each with its own pricing trends, buyer profile, and pace of activity.

Among these, the 94521 zip code stands out as one of Concord's most desirable and premium micro-markets. Situated near the base of Mount Diablo and home to established neighborhoods such as Clayton Valley and Dana Estates, 94521 benefits from attractive surroundings, access to open space near Lime Ridge, and strong buyer appeal. Current market data places typical home values in 94521 around the upper \$700,000s to low \$800,000s, noticeably above Concord's broader median. This consistent premium highlights the strength of demand in this part of the city.

Understanding the difference between the broader Concord market and the 94521 micro-market is essential when developing buying or selling strategies. While areas such as 94520 often appeal to first-time buyers seeking a more accessible entry point, 94521 tends to attract move-up buyers who value larger lots, more living space, established neighborhoods, and other location-specific advantages.

If we narrow the focus even further, the Crossings has evolved into its own highly recognizable market within the broader 94521 area. Many homeowners here already understand that distinction, but it is also important for future buyers to recognize why this community continues to stand apart.

For buyers who are just becoming familiar with Concord home values, it can be surprising to see homes in the Crossings command stronger prices than properties located only a few streets away.

Those higher values are driven by more than just the community's amenities. The Crossings benefits from a compelling combination of neighborhood character, school attendance patterns, court and interior locations, community events, and the overall lifestyle that residents experience here. Together, these factors create a level of desirability that is difficult to replicate nearby.

Home Buyer Need

#### Buyer clients need the following properties:

- \*\*\*Single story, over 2,200 sq ft, Walnut Creek
- \*\*\*Quiet Crossings single story home.
- \*\*\*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 530 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 first page:

Because of these highly localized advantages, properties in this area often experience their own inventory constraints and competitive bidding environment. That is why hyper-local market knowledge matters so much here; broad citywide averages simply do not tell the full story.

There are many examples of buyers waiting months, and sometimes even years, for the opportunity to purchase a home in the Crossings. Anyone who has been shopping in this neighborhood over the past 18 months can attest to how limited the opportunities have been, and how many buyers are willing to delay their move until the right Crossings home becomes available.

That enduring demand helps support property values, strengthens the community, and reinforces the Crossings' reputation as one of the most desirable neighborhoods not only within 94521, but within Concord as a whole. It is truly something special.

### **HOME BUYER NEEDS:**

I have a family looking for a single story home, with at least 1,600 sq ft and on the North Larwin side of the Crossings. The house can be updated or not. This family has two girls and both parents work. These buyers have been looking for the right home since October, 2025. They can close quickly or allow you to take your time packing and locating your next home.

Large home, two stories and updated. Another family with kids has determined that they won't have the time to update their next home, so they would love to be able to move into a new home that has been updated (no popcorn ceilings, granite kitchen and bath counters, fresh paint and any other features that you may have. Solar would be a plus for them too.

### **Summer Camp Available by Jen—Crossings resident!**

- Summer Art Camps for kids age 5 - 12.
- Held at Woodside Elementary School in Concord.
- Led by experienced art educators and assistants.
- Full Days (8:30 AM - 3:30 PM) or optional half days
  - Mornings (8:30 AM - 11:30 AM)
  - Afternoons (12:30 PM - 3:30 PM)



### **What We Prioritize:**

Fun, Engaging, Interactive, and Creative Experiences

We want art to be an active experience, not just a passive one. Whether artists are throwing paint, experimenting with unconventional tools, or collaborating on a mural, our programs are designed to be immersive, high-energy, and full of exploration.

Call Jen and join my son as he creates the biggest, messiest most wonderful art!

jen@popcolorsplat.com 925-464-9871 \$50 Coupon CREATE50

### **CROSSINGS YEAR TO DATE HOME SALES**

Status Date	Status	Days On	Address	List Price	Sold Price	SqFt	Beds	Baths	Garage	Lot Size	Sale \$/SqFt	Closing Date
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
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
4/2/2026	Sold	24	4497 Wildberry Court	\$1,100,000	\$1,025,000	2282	4	3	2	0.16	\$449	4/2/2026
4/20/2026	Sold	6	4423 Canoe Birch Ct.	\$900,000	\$920,000	1365	3	2	2	0.13	\$674	4/20/2026
5/8/2026	Sold	8	4417 Catalpa Ct	\$1,199,500	\$1,225,000	2330	4	3	3	0.12	\$526	5/8/2026
6/2/2026	Sold	0	4419 Sugarland Ct.	\$1,285,000	\$1,300,000	2587	5	3	3	0.13	\$503	6/2/2026
6/8/2026	NEW	0	4466 Pinon Dr	\$1,199,000		2887	4	2.5	3	0.20		