



Walnut Country - The Signal | Volume 2026, Issue 8 | Office Phone: 925-687-9961 | Email: [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com)

### 2027 Reserve Study

At its August 27<sup>th</sup> meeting, the Board approved the 2027 Reserve Study. The Reserve Study is an important document for your HOA – it lists all components and property owned and maintained by the Association, estimates how much longer that component might last, and lists the anticipated replacement cost. Based on that data, a “funding plan” is recommended to the Board, that helps determine how much money the Association needs to transfer into the reserves account (an oversimplified way of thinking about it is making a monthly transfer into a savings account for a future repair project). There is a lot of detail in this report and all homeowners are welcome to request a copy.

The report is put together by the reserve analyst, a vendor hired annually by the Association, who then works with the General Manager to go through all reserve projects and expenditures since the previous study was approved. Though this document is reviewed annually, there are always tweaks and additions to be made, discoveries of things that got missed, dollar amounts that need to be corrected. It is a large, living document.

In 2024, the Board laid out a revised three-year reserves plan to fund the upcoming Main Pool rebuild project. To avoid a special assessment, reserve funding would be increased by \$12/month in 2025, \$10/mo in 2026, and \$5/mo

in 2027. Following 2027, the plan was for reserve funding increases to level off (and most likely align with inflation).

As we’ve mentioned in previous updates, the Main Pool rebuild project came back much more expensive than anticipated when this plan was put together back in 2024, and funding for that project was a major point of discussion when the 2027 draft reserve study and funding plan was reviewed. The Board went over several funding models that incorporated the new cost of the Main Pool project, as well as a later proposed start date for the concrete deck portion of the job, which makes up a bulk of the expenses.

At this meeting, the Board approved a funding plan for 2027 that includes a \$5/mo increase for reserves and recommends additional \$5/mo increases over the next 3 years to ensure there are adequate funds to pay for the pool project without requiring a special assessment. Note that this funding plan will be reviewed by the Board every year and can be adjusted if needed. This \$5/mo increase will be directly reflected in the HOA’s budget for 2027, which determines your monthly assessment amount.

The approved reserve study summary will be mailed to all homeowners with the annual budget package in November, but if you would like a copy of the full Reserve Study, please reach out to the General Manager.

### CHOA Clubhouse Available for Private Events

Just in case you aren’t aware, the CHOA Clubhouse is available to rent for a private party or event! Residents can book the Clubhouse for a Friday, Saturday, or Sunday, and it’s available between the hours of 12pm and 11pm. Price depends on what part of the Clubhouse you want to rent and how late your event will be going. The Clubhouse is split into two sections – the Lounge on the left, with the dining tables and dance floor, and the Game Room on the right, with ping pong tables, billiards, and air hockey.

The Lounge is \$250 if your event takes place during business hours – 12pm to 8pm – or \$350 if it will go past 8pm. The Game Room can be added to your reservation for an additional \$200, but is typically only available for Saturday bookings.

The entire process is handled online, including scheduling and payment (see the link directly to the right of this page). There are no deposits and no additional requirements like paying for a security guard if alcohol is being served. Call the Clubhouse at 925-825-0250 for assistance!

### CHOA ID Badge Quick Reference Guide

- The Association requires all residents to have a CHOA ID Badge on their person whenever using the HOA facilities.
- If you have children and they ever plan to use a facility by themselves (clubhouse, pool, tennis court, etc.) they should have their own CHOA ID badge too.
- Get the CHOA ID badges at the Clubhouse

during business hours – Weds through Sun, 12pm to 8pm. (Recommended to call ahead of time to coordinate when you want to come in, as sometimes staff is out of the office checking on the facilities or responding to a call/complaint.)

- Staff regularly patrols the facilities to check badges and enforce HOA rules. If you do not have a badge, you will be asked to leave.

### Walnut Country THE CROSSINGS

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#### Upcoming Schedule

*Board of Directors Meeting*

- Thursday, September 24<sup>th</sup> @ 7pm

*Architectural Committee Meeting*

- Thursday, September 17<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 | 5am 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 Schedule

- Fall Clinic is underway!
- 9/8 thru 10/29 - 4pm to 8pm

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

### Current Assets

|                     |           |                  |
|---------------------|-----------|------------------|
| Cash - Operating    | \$        | 56,683           |
| Cash - Reserves     | \$        | 2,061,954        |
| Receivables         | \$        | 48,020           |
| Prepaid Expenses    | \$        | 66,723           |
| <b>TOTAL ASSETS</b> | <b>\$</b> | <b>2,233,380</b> |

### Current Liabilities

|                                                                     |    |         |
|---------------------------------------------------------------------|----|---------|
| Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.) | \$ | 171,343 |
|---------------------------------------------------------------------|----|---------|

### Delinquent Assessments, Fees, and Fines

|                                        |           |                 |
|----------------------------------------|-----------|-----------------|
| Total Outstanding Assessments          | \$        | (6,587)         |
| Total Outstanding Fees and Fines       | \$        | (6,651)         |
| <b>TOTAL OUTSTANDING DELINQUENCIES</b> | <b>\$</b> | <b>(13,238)</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>\$ 1,187,471</b> | <b>\$ 1,180,183</b> | <b>\$ 7,288</b>  | <b>\$ 171,709</b> |
| <b>Operating Expenses</b>        |                     |                     |                  |                   |
| Insurance                        | \$ 65,350           | \$ 62,205           | \$ (3,145)       | \$ 7,738          |
| Taxes & Permits                  | \$ 1,894            | \$ 3,763            | \$ 1,869         | \$ 35             |
| Legal Fees & CPA                 | \$ 5,880            | \$ 7,796            | \$ 1,916         | \$ -              |
| Management & Accounting          | \$ 160,702          | \$ 160,117          | \$ (585)         | \$ 22,403         |
| Office, Admin, & Mailing         | \$ 44,547           | \$ 50,890           | \$ 6,343         | \$ 4,728          |
| Staff Payroll & Events           | \$ 77,883           | \$ 85,662           | \$ 7,779         | \$ 13,972         |
| Security Patrol                  | \$ 8,026            | \$ 8,167            | \$ 141           | \$ 1,147          |
| Alarm Systems                    | \$ 5,912            | \$ 3,822            | \$ (2,090)       | \$ 2,591          |
| Landscaping & Irrigation Repairs | \$ 121,374          | \$ 125,319          | \$ 3,945         | \$ 21,990         |
| Pest Control                     | \$ 11,050           | \$ 10,920           | \$ (130)         | \$ 1,586          |
| Common Area Mntc & Supplies      | \$ 8,410            | \$ 13,904           | \$ 5,494         | \$ 950            |
| HVAC Maintenance                 | \$ 1,100            | \$ 1,283            | \$ 183           | \$ -              |
| Pools, Tennis Courts, & Dog Park | \$ 34,346           | \$ 36,927           | \$ 2,581         | \$ 5,947          |
| Utilities                        | \$ 189,393          | \$ 201,801          | \$ 12,408        | \$ 62,470         |
| Reserve Transfer                 | \$ 411,459          | \$ 411,459          | \$ -             | \$ 58,780         |
| <b>Total Operating Expense</b>   | <b>\$ 1,147,326</b> | <b>\$ 1,184,035</b> | <b>\$ 36,709</b> | <b>\$ 204,337</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 // September 2026

Hello Walnut Country, the Board and I hope that you are enjoying the remainder of the summer season. My thermometer says it is still in the 90's outside, but my internet feed says I need to buy warm clothes for the Fall! Our last Board Meeting was held on August 27<sup>th</sup>. Below are some of the items we covered in the meeting.

### Pickleball Committee

In June, the Board formed our Pickleball Courts Committee to help the Association look at ways to mitigate issues related to sound from the pickleball courts located at our lower court area. One of the ideas they came up with was to conduct a sound test at the upper courts to see if that is a better location for pickleball. We had this as an agenda item to discuss at the August meeting. The Board heard from many members who live near the upper courts with an overwhelming negative response to this idea as presented by the committee. The Board asked the committee to come up with a more short-term test option that includes sound measuring. This is a long-term approach to the issues and we want to look at multiple options before deciding on any change to the current set up. We appreciate your patience on this item.

### Main Pool Update

As you know from earlier Signals and

Board Meetings, we have had a plan in place for several years to conduct a much-needed remodel and retrofit of the main pool complex. This plan was to include a new pool deck, the replacement and upgrade of underground plumbing, and new equipment in the pool room that includes pumps and filters. With the rise in costs affecting this project, we are now moving forward with a phased approach. The first phase will include the needed upgrades in the equipment room. We plan on that work starting later this year. We are anticipating conducting the deck and underground plumbing work sometime around 2030, once we have saved enough in our reserves account to fund phase 2 of the project.

### 2027 Budget

On September 3<sup>rd</sup>, the Board held its annual budget workshop meeting which is always open to all members of the Association. During this meeting, we went through each line of our operations budget (think "day-to-day" expenses and bills) and also approved our reserve budget (long term "savings" for replacing and repairing all HOA-owned components, like the pools, clubhouse, etc.). For more information on the reserve account, please see the detailed write-up from our General Manager in this issue of the Signal. In order to save enough funds to complete phase 2 of

the main pool project, the Board settled on a \$5 per month increase in your monthly dues – this amount will go straight into the reserve account. After reviewing all other budget line items, the Board approved an increase of an additional \$2 per month, bringing the 2027 assessment increase to a total of \$7 per month starting in January. Please note that the \$2 portion going to the operations budget is not the result of any new contracts, expenses, or components. This increase was the result of what every homeowner here is experiencing – increasing costs for goods and services, annual vendor price increases, insurance premium price hikes, and expensive utilities (for example, we budget \$334,000 for water and PG&E bills). In November you will be getting the 2027 budget package in the mail which will provide more detail on what specifically determined this increase.

Thank you for reading the Signal and staying informed. Please join us at a future monthly board meeting if you would like to see more about how the business side of our Association runs. We are still making them available to attend using Zoom.

Thank you,

**Mike Kindorf**  
Board President

## Weekly Clubhouse Social Activities

The CHOA Clubhouse has a few regular weekly activities organized by residents that are always looking for new regulars!

**Bridge:** A group of residents meet every Thursday at 12:30 to play bridge. New members are always welcome and walk-ins are encouraged!

**Mahjong:** A new homeowner-organized Mahjong group meets on Wednesday afternoons from 1pm to 4pm. Here is some info provided by the group:

*WANTED! American and Chinese MahJong players on Wednesdays at the clubhouse from 1-4pm. Greater need for American MJ, but new learners of American/Chinese needed. We have 32 neighbors playing but not everyone shows up due to vacations, babysitting etc. SO, CHOA RESIDENTS PLEASE COME!!*



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## General Manager's Update // September 2026

**H**ey CHOA! The leaves are turning red, days are getting shorter, and I'm starting to hear the words "pumpkin spice latte" in passing, so that can only mean fall is fast approaching! I hope everyone here has enjoyed their summer. We just bought our kid's Halloween costume, and I know a lot of you are already working on getting your decorations up! I know I haven't talked books in a while, but I recently finished *Wolf Hall* by Hilary Mantel. It's historical fiction following Thomas Cromwell and Henry VIII and I really enjoyed it. Anyone else read this one? So far the sequel is even better. It can be a tough book and basically demands your full attention, but boy Ms. Mantel sure can write. Highly recommended if you're into that sort of thing! (Though I can't say I love the TV miniseries...I know it's very popular, but the Cromwell on the show just didn't feel right to me after reading the book.)

Anyways, here are some updates since the last *Signal*:

- We are on the schedule to get all Association gutters cleaned this fall, likely around late October or early November. This work will include gutters around all the pool bathrooms and equipment rooms.
- We've been working with the HOA landscapers to address what I'll call "hot spots" throughout the greenbelt grass – small areas of drying/dead grass within an otherwise healthy lawn. This is typically a problem related to a broken sprinkler, inadequate pressure, or some other hardware-related issue, but also could just be that the area needs to be reseeded. Right now the worst offenders are at the

west end of the greenbelt by Arrowwood Ct, some areas up near the Main Pool equipment room door, the grass around the main playground basketball court, and some spots over by the East Pool playground.

- We're getting bids to replace some of the missing metal bollards and chain at the end of Adelia Ct, which opens out towards the heritage Oak tree. Without these there is a large gap that leads straight to the heritage tree, that we know has been used by our visiting e-bikers.
- For the first phase of our grass reduction project, we are looking at two main areas – grass at the east and west entrances to the community. A scope of work was created by the landscape architect the Board hired last year and has been sent to vendors to bid. As approved by the Board in a prior meeting, we will be utilizing a sheet mulching technique for removing the existing grass, allowing us to complete this project without the use of any chemicals or herbicides! Once we have bids back and work has been approved, we'll put out an update with more specifics, so keep an eye out! (Everything will be reviewed in a regular open session meeting, so if you see this on the agenda and it interests you, please attend the meeting!)
- Last month we replaced the elliptical machine in the Clubhouse gym and also replaced three of the light fixtures with slimmer, low-profile LED fixtures to make some more room. The new elliptical a little bit bigger than the one we previously had and its current location is temporary. We are working on finalizing getting the big weight station replaced, and then rearranging some of the equipment to make

sure everything fits really well (given how limited we are with this space). Details will be discussed at the September 24<sup>th</sup> Board meeting, so be sure to join us if that interests you!

- We have several tree maintenance vendors working on getting us bids for the upcoming fall 2026 tree care work (which will likely take place around mid to late October). As a quick reminder, the HOA contracts with its own arborist who puts together a scope of work for two annual tree care projects. We have over 1,000 mature trees here at CHOA and it takes a lot of work to keep them in order! All of our trees are tagged and inventoried. The scope for pruning (and removals, if needed) is then sent out to several vendors to bid. The benefit here is twofold: 1) the person creating the scope has no financial incentive to create additional, unnecessary work, and has a vested interest in making sure our trees are doing well; and 2) we can fairly easily obtain multiple bids for the same work, ensuring we are getting competitive pricing and keeping costs low. An additional perk is our arborist also performs QC walks after the jobs are done, to ensure nothing got missed and that all work was performed as outlined in the scope.

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 still join us online using Zoom if that is more convenient for you. You can stay for as long as you'd like, no judging here.

**Bill Mazza**  
CHOA General Manager

## Dogs & Front Yards

**A**ttention dog owners! At the request of multiple CHOA residents, we wanted to pass along a humble appeal to please refrain from letting your dog do its business in your neighbors' front yards. Dog urine in particular is very high in nitrogen and causes a "urine burn" wherever it is "applied", and acts like an overdose of chemical fertilizer that scorches plants, roots, and leaves. If you are taking your dog out for a walk and they need to do their business, please do your best to direct them to the greenbelt, rather than the front yard of a neighbor. CHOA residents work hard to keep their yards looking nice, so please be neighborly and respectful when out and about with your dog.

## Walnut Creek Concert Band - Fall Concert: "Music from the Shadows"

- Tuesday, October 13, 2026
- 7:00 PM 9:00 PM
- Leshar Center for the Arts

Join the Walnut Concert Band for Music from the Shadows, an all-ages Fall Concert where eerie melodies and haunting harmonies capture the thrill of the Halloween season. With spine-tingling surprises waiting around every corner, this is one unforgettable night of music you won't want to miss.

**Tickets ON SALE NOW at [LesharArtsCenter.org](https://www.LesharArtsCenter.org).**

**SAVE 25% by buying season tickets to all three of our indoor performances for the 2026-2027 season— on sale NOW!**

## HOA Rental Restrictions Reminder

The Association's "CC&Rs", short for *Covenants, Conditions, and Restrictions* – typically the most important of the Association's Governing Documents, along with the Rules – clearly detail a 25% limit to the number of homes that can be rented within the community. Historically this cap has never been an issue, however over the last few years there has been a steady increase in the number of rentals and we are slowly marching closer and closer towards the cap. 25% rentals is about 266 homes – and as of the time of this writing, we have roughly 205 rental properties (around 19.5%).

Because there is a 25% limit on rentals, the Association needs to keep track of rented properties and prepare for the day where we reach the cap. We will then need to institute a "waiting list". This means that, should rentals here at CHOA continue to increase,

there will be a day in the future where you might not be able to rent out your property (at least not for a very long time). You would need to add your unit to the waiting list and stand by until a spot opened up (either because a homeowner who was renting their property sold the home, or moved back in – so think about how long that might take if there are 5, 10, or even 15 homeowners ahead of you on that list).

We mention this now as a reminder to all homeowners that approval is needed by the association before you can rent out your property. Right now, forgetting to go through the rental process won't cost you any money. You just need to retroactively fill out the rental approval form, and you're on the list, approved to rent. But once we reach the 25% cap, forgetting to go through the HOA's rental process could be **very expensive**. You wouldn't be

legally permitted to have tenants in the house and would need to terminate the lease – which usually involves some sort of fee or settlement paid to the tenants, or in the worst case scenario, lots of legal fees.

The HOA rental process is super straightforward – if you want to rent your house, you fill out a quick form, turn it into the GM, and if we are under the cap, it's approved right away. Then once you find a tenant, you fill out the Tenant Information Form and send it in to the GM for our records. That's it! But once we reach the 25% limit, you will be added to the waiting list and won't be able to rent out your unit until you're next in line – which could take a number of years!

If you have any questions about renting your unit here at CHOA, please don't hesitate to reach out! We can quickly walk you through the process.

## Clarification of HOA Payment Due Date & Late Fees

The monthly HOA billing statements owners receive in the mail state that "payments should be received on or before the due date," which is the first of the month. It also notes that a late fee will be charged if payment is not received by the 30th of the month. This language, along with the timeline of these billing statements, can cause some confusion, so we wanted to provide clarification.

Statements are sent out every month (despite the fact that your monthly assessment amount will remain fixed every month for the fiscal year). Using the month of September as an example: the September billing statements are created around the 15<sup>th</sup> of August, then sent to a 3<sup>rd</sup> party printing company to print and mail. Owners will typically receive their statements for September around the last 7-10 days of August. Because these statements are created around the 15<sup>th</sup> of the month, any payments you make after this date will not be reflected on the statement you receive. If you made a payment during the second-half of the month and it's not showing up on the statement you get in the mail, please check the billing date posted on the statement. If you would prefer your payment be reflected on the statements you receive, we strongly recommend paying earlier in the month.

Regarding the due date of these HOA statements: The official language in our CC&Rs can be summarized as

"due on the 1st of the month, late on the 30th of that same month." While the language is a little clunky, it essentially means you have the entire month to make a payment, and a late fee will be charged if no payment is received by the 30th day of that month. So for September, if you pay your bill anytime before 9/30, no late fee will be incurred. If your payment is received after 9/30, you will be charged a 10% late fee.

We mention this because sometimes there is a delay in the statements being sent out or delivered, and when that is the case we typically receive many phone calls from homeowners concerned about being charged a late fee (since the statement says the due date is the 1st of the month). Just keep in mind that you can make your payments anytime during the month; you will only be charged a late fee if no payment is received within 30 days of the start of that month.

Owners can access their account and see the balance in real time online at the association's Portal, located here: <https://portal.commoninterest.com>. You can also speak with the General Manager during business hours at 925-687-9961.

And just in case you didn't get a statement for a particular month but still want to send a payment in, you do not need a copy of the billing statement to make that payment. In addition to many online options, owners can simply put a check in the mail and send it straight to the HOA bank – no tear-off portion of the statement is needed. Just make sure your HOA address and account number is written on the check and send it in to the same PO Box you always do (call or email the General Manager if you need this info!).

**Note:** no payments can be accepted at the Business Office, they must be mailed directly to the HOA's bank.

## PHONE/TECH SUPPORT

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Call **1-925-441-6138** for Lily's Tech Care.

## Board Meeting Summary // August 27<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, as this is where all major HOA-related decisions are made!

- The Board met in Executive Session and held a disciplinary hearing for a homeowner with multiple outstanding violations on their property. The Board also discussed accrued legal fees as a result of homeowner's continued non-compliance and directed management to call this owner to a reimbursement assessment hearing for this amount.
- In the Open Session meeting, the Board approved a proposal from Levy, Erlanger, & Company to perform the Association's annual audit of the financial statements as required by California law and to file the Association's taxes. This has been the Association's CPA for nearly a decade and the price did not increase from 2025.
- The Board then reviewed the proposed Walnut Country Swim Team Fall Clinic schedule, taking place from September 8<sup>th</sup> through October 29<sup>th</sup> in the late afternoon. The Board approved this schedule provided setup at the pool does not start prior to 4pm.
- The Board reviewed a recommendation from the newly formed Pickleball Courts Committee to perform a short-term multiweek pickleball trial at the upper tennis courts, to gauge its impact on the neighboring residents. The Board directed the committee to revise its scope and to instead focus on a one-off pickleball trial hosted on

a single day for an hour or two, and delegated approval of this scope and schedule to two Board members so that it may be potentially undertaken prior to the next regular Board meeting.

- The Board approved a proposal to install an additional 50 cubic yards of wood chips around the heritage Oak tree at the end of Adelia Ct, as recommended by the specialty arborist the Association has been working with over the last few years.
- There was also a discussion of potentially adding an informative or interpretive sign near this heritage tree, the content of which would be provided by this specialty arborist. This item was tabled and no action was taken.
- The Board approved a request from homeowner Sandy Mourad to host an additional outdoor fitness class for Association residents at the Main Playground basketball courts in October on a date of her choosing. This is a follow-up to another class which was approved at the May Board meeting and held in August.
- The Board then approved the 2027 Reserve Study and funding plan. As detailed in the 2026 annual budget notice that went out last November, the plan for 2027 was to increase the reserve contribution by an additional \$5 per month to ensure adequate funds for the Main Pool project. As you are likely aware, the cost for this project was much higher than anticipated, and the pool deck and pool shell portion are being pushed back a few years to allow for additional funding. The current plan is to continue with a \$5 monthly reserve contribution increase so that we can tackle the main pool equipment room (the current priority), and then revisit the funding plan for 2028 to see what additional increases are necessary so that we can afford the rest of the project.
- The Board discussed a small portion of the Main Pool deck that is in disrepair due to some large cracks and directed management to obtain bids to remove and replace the smallest portion of concrete feasible, to keep costs down (since this will all need to be redone along with the Main Pool deck portion of the project anyway).
- The Board reviewed the scope for the Main Pool equipment room project scheduled for later this year, and confirmed that it would like to use the recommendations provided by the Association's current pool maintenance vendor, Picture Perfect. Bids should be back for review at the September Board meeting.

The Board discussed an issue with three large struggling sycamore trees at the southern end of the dog park, likely due to reduced water since the grass was removed in this area. A bid to remove a large chunk of decomposed granite and replace it with wood chips was reviewed, but no action taken. The Board directed management to continue to discuss this situation with arborists to get a better understanding of the chances of these sycamores adapting to reduced water, or if they will simply continue to decline if no changes are made.

The range hood above the two ovens in the Clubhouse kitchen is currently non-functional and the Board discussed repair and replacement options. It directed management to continue to attempt to have it repaired, and if not feasible, obtain bids for replacement.

And finally, the Board discussed potentially hosting a town hall/Q&A at the Clubhouse for the candidates running for city council. This request was not approved for multiple reasons (logistics, no immediate emcee available, and the slippery slope of having the HOA perceived to be involved in a local election, to name a few) but the Board indicated that it would be willing to make the Clubhouse available to the city of Concord should it wish to use the venue in an official capacity for a similar event.

### 5244 S. Montecito Drive Concord

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



### 1795 Klier Drive Concord

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



### 512 Churchill Downs Ct, Walnut Creek

3 Bedroom | 2.5 Bathroom  
1,357± Sq. Ft.  
Sold for \$745,000



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All three 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.

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

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## Walnut Country Swim Team News



Walnut Country Swim Team's Fall Clinic is officially underway! Practices take place during the week, Monday thru Thursday, from 4pm to about 7:30pm.

There are no practices on Fridays and no weeknight or weekend meets. The Fall Clinic will run until October 29<sup>th</sup>. No practice will be held the week of October 5<sup>th</sup> thru the 12<sup>th</sup> for MDUSD's Fall Break.

Registration for Fall Clinic is open now on our website at [www.wcstingrays.org](http://www.wcstingrays.org) for \$300 per swimmer. Email questions to [info@wcstingrays.org](mailto:info@wcstingrays.org).

**-WCST Board of Directors**

## Important HOA Reminders

- Before you do any work to the outside of your home or yard, double check if HOA approval is needed
- You can sign up for automatic payments online at <https://portal.commoninterest.com>
- The HOA has a rental limit and requires approval before you can legally rent out your house
- Lots of info/documents are available on the HOA's website at [www.walnutcountry.com](http://www.walnutcountry.com) under "Homeowners"

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## Walnut Country Preschool News



## Walnut Country Preschool

Welcome back, Neighbors! We are so excited to welcome our teachers and students back for another great school year at Walnut Country Preschool! The preschool years are a wonderful time for your child to gain more experience understanding themselves as individuals in the world—distinct from their parents and family. They are also learning basic principles of life and how they interact with and impact those around them.

Starting a new year at school is the perfect time for them to learn about themselves and become confident in who they are. To foster this growth and learning, we start the school year by encouraging students to learn about themselves. We will prompt the children to identify and observe things about themselves—this will include identifying some of their favorite things, too! These exercises help your preschooler build positive self-esteem and gain confidence.

We want to help you and your child have a positive, smooth experience as you begin the new school year. Here are a few tips to help both you and your child with the transition:

- If this is the first time you will be separating from your child, be honest and clear that you are leaving and that you (or a trusted and familiar adult) will be back after class. Let them know one or two things they will get to do at school, like read a story, sing a song, or play in the sandbox. It is also helpful to remind them what will happen when school is over so they have something to look forward to.
- Have a routine when you come home. It can be very simple. Having a snack and a drink ready at pick-up can be helpful, even if it's just for the car ride home. Parents of older children will know that the "after-school restraint collapse" is a real thing!
- Avoid asking a dozen questions right after school. Perhaps wait for that snack to kick in! As eager as we are to hear every detail of their day, additional questions might be too much for them to process. Try asking simple questions while avoiding "yes/no" responses, such as: "What was the most surprising part of your day?" or "Who made you laugh today?"

We currently have a waitlist for our class. If you would like more information for your current or future preschooler please reach out!

**Website:**

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

**Email:**

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

**Phone:**

(925) 798-9686

## Halloween Decorations



Halloween will be here before we know it – so we wanted to send out a quick reminder of the HOA rules regarding holiday decorations. Residents can go all out – there are no rules or restrictions regarding the decorations themselves – but they must be taken down no later than 30 days after the end of the holiday (in this case, November 30<sup>th</sup> – just in time to start putting out your Christmas decorations!).

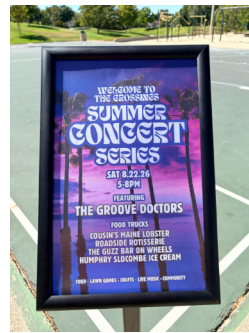
## CHOA Events Committee Updates



### 2026 EVENTS SCRAPBOOK

The Crossings loves live music! Our August concert was so much fun with the Groove Doctors playing top hits across the decades, delicious food from Cousin's Maine Lobster & Roadside Rotisserie, drinks from the Guzzler, and ice cream from Humphry Slocombe! Lawn games, crafts, bubbles, hoola hoops and beautiful weather rounded out our final concert of the summer.

A perfect afternoon to sit back and enjoy living the greenbelt life with our families & friends.



### UPCOMING EVENTS

#### FALL GARDEN CHAT

Sunday, September 13 | 1pm to 3:30pm

Join us at the Clubhouse for tea & cookies and to learn from Sloat's Dustin Strobel - he'll give us all the gardening tips & knowledge we need as we enter the Fall season. He'll also raffle off some great gardening supplies!

#### OUTDOOR MOVIE NIGHT

Saturday, September 26 | 4:30pm

Join us for a pre-movie social hour starting at 4:30p - we'll play music, have food trucks & picnicking.

- Movie starts at sundown around 7:15p
- Food Trucks: El Gran Taco Loco and Baby O's donuts & hot beverages
- Free freshly popped popcorn & stargazing with Dr Jeff Silverman!
- RSVP by 9/19 for the food truck social hour and/or movie night (if we have enough RSVPs for food trucks, we can book more!)

### SAVE THE DATES

- **Oktoberfest** - Saturday, October 24<sup>th</sup> | 3pm-8pm | Bonus social time 6pm to 8pm!
- **Winter Fest** - Saturday, December 5<sup>th</sup> | 3pm-5pm & 5:30pm-7pm. Winter Fest Volunteers receive early access to the RSVP link. Volunteer sign-ups will launch on Tues, 11/3 at noon. Regular RSVP will launch on **Fri, 11/6 at noon.**
- **After Dark Dance Party** - Saturday, December 5<sup>th</sup> | 7:30pm-10:30pm. Adults only. RSVP will launch on **Tues, 11/10 at 8pm.**

\*Both Winter Fest & After Dark Dance Party have max capacities and are expected to fill the day RSVP launches. RSVP will launch via eSignal only. Make sure you're signed up at <https://walnutcountry.com/esignal/>

**Find the RSVP links online for all events:**

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

# NANCY'S NEWS

## CROSSINGS COMMUNITY

September, 2026

Issue 201

NANCY BENNETT



### Winter is coming! And so is our SHREDDING Event !

El Niño can hit local homeowners hard because our area has so many different microclimates—from flat valley neighborhoods to the nearby hills. Heavy rain can quickly soak clay soils, so a little prep now can prevent expensive damage later.

#### Preparing Your Crossings Home for El Niño

With a strong El Niño expected this winter, the East Bay could see heavy rain, high winds, and atmospheric rivers. For local homeowners, early maintenance is the best way to avoid leaks, flooding, and storm damage.

Start at the top by checking your roof. Look for missing shingles, damaged flashing, or worn areas around chimneys and vents where water could sneak in.

In Concord, hot summers followed by sudden winter downpours can be tough on roofs and chimneys. Schedule a roof inspection to catch dry rot, shifting tiles, or cracked seals before the first big storm. It's also smart to have your chimney checked so rainwater doesn't find its way into your living space.

Next, clear your gutters and downspouts. Clogs are one of the easiest ways for water to end up where it shouldn't. Make sure downspouts carry water several feet away from the foundation, and test any sump pumps or French drains before the ground gets saturated.

Wind takes down a lot of fence panels every year. Check your fence, shore up weak posts, and replace loose or worn boards. If it's a shared fence, talk with your neighbors about splitting the cost.

Don't forget the yard. Walk your property during the first rains and watch for pooling near the foundation, patio edges, or drains. Clear yard debris, open up catch basins, and trim heavy branches before saturated soil and wind turn them into a problem.

Last, review your insurance. Standard homeowners policies usually don't cover flood or mudflow damage, and flood policies often have a 30-day waiting period. Don't wait until the forecast looks ugly.

I'd much rather hear from you about beer and board games on a stormy night than get an emergency text when every contractor I know is already booked.

Need referrals? Send me an email: [Nancy@BennettBetter.com](mailto:Nancy@BennettBetter.com)

*Until next month....Nancy*

Home Buyer Need

#### Buyer clients need the following properties:

\*\*\*Single story, more than 1400 sq ft, South-Walnut Creek

\*\*\*ALAMO or WC—Large home with Pool

\*\*\*Single story Crossings over 1800 sq ft.

**COMING SOON—**

**4504 Candywood Ct—\$1,285,000**

*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?*

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WHEN

**Saturday, Sept. 26th  
9:00 AM - 12:00 PM**

WHERE

**Kmart parking lot  
5100 Clayton Rd.  
Concord, CA**



CalBRE#01399870



## CROSSINGS YEAR TO DATE HOME SALES

| Status | Days | Address                | List Price  | Sold Price  | SqFt | Beds | Baths | Garage | Lot Size | Sale \$/SqFt | Closing Date |
|--------|------|------------------------|-------------|-------------|------|------|-------|--------|----------|--------------|--------------|
| New    | 0    | 4504 Candywood Ct      | \$1,285,000 |             | 2221 | 4    | 2.5   | 2      | 0.13     |              |              |
| Active | 13   | 4475 Barberry          | \$849,000   |             | 1726 | 3    | 2     | 2      | 0.13     |              |              |
| Active | 57   | 4642 Sugarland Cir     | \$900,000   |             | 1764 | 4    | 2     | 2      | 0.15     |              |              |
| Active | 34   | 4495 Sweet Shrub Ct    | \$950,000   |             | 1726 | 3    | 2     | 2      | 0.13     |              |              |
| Sold   | 14   | 4495 Wildberry Ct      | \$799,999   | \$825,000   | 1726 | 3    | 2     | 2      | 0.13     | \$478        | 2/25/2026    |
| Sold   | 6    | 4423 Canoe Birch Ct.   | \$900,000   | \$920,000   | 1365 | 3    | 2     | 2      | 0.13     | \$674        | 4/20/2026    |
| Sold   | 45   | 4413 Marsh Elder Ct    | \$949,000   | \$930,000   | 1641 | 3    | 2     | 2      | 0.12     | \$567        | 3/20/2026    |
| Sold   | 40   | 4398 N Canoe Birch Ct. | \$1,075,000 | \$1,058,000 | 1765 | 4    | 3     | 2      | 0.14     | \$599        | 1/5/2026     |
| Sold   | 24   | 4497 Wildberry Court   | \$1,100,000 | \$1,025,000 | 2282 | 4    | 3     | 2      | 0.15     | \$449        | 4/2/2026     |
| Sold   | 3    | 4466 Pinon Dr          | \$1,199,000 | \$1,220,000 | 2887 | 4    | 2.5   | 3      | 0.2      | \$423        | 7/14/2026    |
| Sold   | 8    | 4417 Catalpa Ct        | \$1,199,500 | \$1,225,000 | 2330 | 4    | 3     | 3      | 0.12     | \$526        | 5/8/2026     |
| Sold   | 0    | 4419 Sugarland Ct.     | \$1,285,000 | \$1,300,000 | 2587 | 5    | 3     | 3      | 0.13     | \$503        | 6/2/2026     |
| Sold   | 0    | 4402 Water Oak Ct      | \$1,080,000 | \$1,080,000 | 1991 | 4    | 2     | 2      | 0.12     | \$542        | 9/11/2026    |