



# Walnut Park

**Walnut Park**  
**WC HOA**  
**c/o Association**  
**Communications, Inc.**

*3732 Mt. Diablo Blvd.*  
*Suite 395*  
*Lafayette, CA 94549*  
*(925) 283-4900*  
*(925) 283-4907 fax*  
*[www.aciho.com](http://www.aciho.com)*  
*[www.walnutparkhoa.org](http://www.walnutparkhoa.org)*

**Board of Directors**

*Carlo Milani*            *President*  
*Shirley Sexton*            *VP*  
*Barton Tolley*            *Treasurer*  
*Kathie Nella*            *Director*  
*Open*            *Secretary*  
*Open*            *Director*  
*Open*            *Director*

**Management Team**

*Caroline McCormick, CCAM*  
*ext. 225*  
*[Caroline@acihoa.com](mailto:Caroline@acihoa.com)*

*Maria Aguayo, CCAM*  
*ext. 220*  
*[Maria@acihoa.com](mailto:Maria@acihoa.com)*

**Financial Team**

*CFM 925-566-6800*

*After Hours*

*Emergency Services:*

*(925) 283-4900 press 0*

*Outage Update Hotline:*

*(866)353-2402*

## Crime Updates

At the July meeting a request was made to include recent crime reports in the area for resident awareness. In the past month only two events have been reported to ACI Management relating to crime within the Walnut Park HOA. One report was made towards the end of July which involved a stolen vehicle parked near the bridge to the side of the Oleaners.

In mid August an attempted auto theft was reported near unit 219. A resident witnessed the attempt and approached the suspect and chased him away. The suspect was reported as a 5'9" thin Caucasian male, 135lbs between the age of 18-25. He was wearing baggy pants, t-shirt, baseball cap and was smoking. He has been witnessed on the property several times before as early as 6:00pm and 1:30am during the weekdays.

It was also reported that someone continues to graffiti the complex with a permanent marker. This individual may be responsible for the attempted auto theft.

Both events were reported to the Walnut Creek Police Department.

For information regarding crime within the nearest hundred blocks to Walnut Park you can visit the Walnut Creek PD website at [www.walnut-creek.org](http://www.walnut-creek.org) and click on the Daily Bulletin link in the left column. Enclosed you'll find the last 30 days of reports.

Thirty days of reporting is posted on the website and contains plenty of detailed information that you may want to be aware of for your safety and the safety of your guests. Residents should continue reporting all crime related issues to the Walnut Creek PD immediately and are encouraged to notify ACI Management as well.

## News and Views



**Pool Key Please**—Management has received several requests for replacement pool keys. If you are in need of a pool key please send a check payable to the Walnut Park HOA attention Maria to 3732 Mt. Diablo Blvd, Ste 395 Lafayette, CA 94549 in the amount of \$25.00. Please include an address where you'd like the key mailed to. If you would like to pick one up in person simply call Maria in advance (925) 283-4900 ext. 220 and you may pick one up at the Lafayette office. You may also request a key be taken to an upcoming meeting for pick up there. **Please note, checks only. NO CASH.**



**Noise Travels**—Please do your best in keeping noise levels at a minimum. Sound transmits easier with open doors and windows. Please be courteous to your neighbors and keep the TV volume low as well as music. Abnormally loud talking can also be heard throughout the complex when windows and doors are ajar. Volume control is a key player in the quality of living and is much appreciated by your neighbors. A little courtesy goes a long way. Thank you in advance for your cooperation and neighborly courtesy



**PLEASE SCOOP YOUR POOP!**—We love your pets and enjoy their friendly presence in the Community, but it can become bothersome when they are found soiling the landscape and common area. As a friendly reminder, please carry and use a pooper scooper while walking your pet. The landscaper will not continue to mow the grass areas where dog feces is left. **Thank you** for your help in maintaining a well maintained and hazard free environment.



**School's Out, Kids are About** — School has been out for the summer break for a little while, and we wanted to remind drivers to watch out for kids playing in the neighborhood. Please observe the speed limit, which is 10mph in the Community. In certain circumstances, conditions may be present that require an even slower pace. Additional conditions can include people walking or riding bikes, children playing, poor visibility and surface conditions caused by inclement weather, among others.

# Tree Removal Required



Dear Residents,

We regret to inform you that the removal of another large tree may be required. The tree in question is nearest carport #46. The tree was deemed appropriate for removal due to structural concerns. It has shifted into a position that is now leaning against the carport. Unfortunately, the large tree has grown so much over the years that it has exceeded the space provided by its environment. As lovely as the tree is, the Board must respond to maintenance issues and safety concerns of this nature as recommended by the landscape and tree professionals.

Tree Care of California has reviewed the current concerns related to possible building damage and safety and has concluded that the tree is no longer safe.

This was not an easy decision to make, however, safety and building maintenance are of high priority to the Board of Directors. The City of Walnut Creek is currently reviewing the request for a removal permit.

If you have questions, concerns or would like to recommend a replacement tree, then please feel free to contact Management, [Maria@acihoa.com](mailto:Maria@acihoa.com) or (925) 283-4900 ext. 220.



## Routine Tree Maintenance

At the July Board meeting, the Board of Directors approved a proposal from Tree Care of California to de-frond and remove the fruit from 18 Fan Palm trees throughout the entire complex. The cost to perform this work is \$5,260 (from reserves) for this routine maintenance. The work is scheduled to commence Thursday, August 25th and continue through Friday the 26th.

Thank you in advance for your cooperation while maintenance is underway. We hope to have the trees in good shape before the heavy winter weather begins.

Association Communications, Inc. (ACI) is available to help take care of issues that come up. Maria Aguayo is the Manager for your Association and can help with things like:



- Project Questions
- Architectural Requests
- Irrigation Repairs
- Landscape Concerns

Please note, effective July 1st the City of Walnut Creek now requires building permits for all window replacements.

Feel free to contact her!

[Maria@acihoa.com](mailto:Maria@acihoa.com) or 925.283-4900 Ext. 220.

## ***Walnut Park WC HOA***

***c/o Association Communications, Inc.***

***3732 Mt. Diablo Blvd. #395***

***Lafayette, CA 94549***

## ***2011 Meeting Schedule***



The Next Board meeting will be

Tuesday, August 23rd

At 7:00 PM at Clubhouse #2

September 27

October 25

***Meeting agendas are posted in all four laundry rooms and at the mailboxes by the Friday before the meeting.***

***Please refer to these locations for other important notices.***