

Walnut Park Press



LETTER

www.walnutparkhoa.org

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The Walnut Park Homeowners Association Newsletter

Happy Holidays!

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News & Views

From the Board of Directors

The Board took the following actions at their meeting in November 2006:

Konesky Construction completed renovating the laundry rooms. A big thank you to the Board and Renovation Committee Chair Sherry Bake for handling this project. The new washing machines require much less soap. For the top loaders only 1/2 cup and the front loaders can take HE (High Efficiency) soap but only 1/3 cup. Help preserve our new rooms and use less soap to avoid overflows.

Last month we notified you that the Board is short members. Unfortunately, no one stepped up to volunteer. Perhaps you assumed that one of your neighbors would. Please, do consider this request and volunteer to be on the board. It is an interesting and rewarding experience.

The Board adopted the 2007 Budget, which will be mailed to you under separate cover. The monthly assessment will increase 8% to \$270 per unit per month effective January 1, 2007.

The Neighborhood Watch Committee was disbanded due to a lack of interest.

The roofs, gutters and downspouts will be cleared of debris in January after the trees have shed their leaves.

The management contract with ACI was renewed for a period of one year effective 1/1/07 with a three percent increase. We look forward to serving you in 2007.

The Holiday Social planned for December was cancelled due to a lack of interest. The next Board of Directors meeting will be the 2nd Tuesday in January at 6:30 PM in Clubhouse #2 by pool 2 near unit #118.

Tuesday, January 9, 2007

Holiday Schedule

Thanksgiving - The management office will close at noon Wednesday, November 22, 2006, and re-open Monday, November 27, 2006, so that staff may spend the holiday with their families. Emergency service will be available.



Christmas - The management office will close at noon Thursday, December 22, 2006, and re-open Tuesday, January 2, 2007, so that staff may spend the holidays with their families. Emergency service will be available; however, the office will be closed for regular business.



Walnut Park Website

If you need any forms or have questions about your association, you may want to check out the website at www.walnutparkhoa.org.

The site contains the following forms:

- 1) Architectural Review and Approval Form
- 2) Resident/Tenant Information Form
- 3) Satisfaction Survey
- 4) Incident Report Form
- 5) Automatic Payment Form

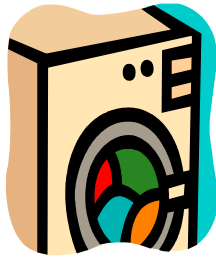
In order to use this service, you will need the most recent edition of Adobe Acrobat. Please print the forms and mail or fax it to ACI, 1460 Washington Blvd. #A203, Concord, CA 94521 (925) 672-2221 or (925) 672-4224 Fax.

Winterize Your Home

As fall approaches it's time to winterize your homes. Check your weather stripping, have your furnace serviced, install an automatic thermostat, and keep your doors and windows closed to avoid heat loss.

Don't forget to check your windows and apply caulk to any gaps to prevent leaks.

**PLEASE USE THE EXACT
AMOUNT OF SOAP!
1/3 CUP FOR FRONT
LOADERS
1/2 C FOR TOP LOADERS**



How to Talk to Your Neighbor

Dear HOA: Is there a tactful way to tell your neighbor that something they do is bothering you? I have a lovely neighbor who probably doesn't even know it's bothering me.

from noisy chimes next door

Dear Noisy: Here's how I'd handle it. I'd bake a batch of cookies or a pie. As you offer the goodies to your neighbor, say, "I'm sure you're not aware of this, but your _____, is bothering me." Would you mind doing _____?

If you have cultivated a good neighbor relationship, I'm sure they will accommodate you.

Water Leak Protocol

If you experience a water leak from the upstairs units, then the first thing that should be done is to contact the upstairs neighbor and let them know. In order for the HOA to dispatch a leak specialist, we will have to have access to both units. If the leak emanates from a fixture or pipe exclusive to the unit above, the owner is responsible for the damage and repair costs. If the leak emanates from a common area pipe, then the HOA is responsible.

If you need to make repairs to a fixture within your unit, please be advised that there is no water shut off valves for the individual units. Contact the HOA to schedule any water shut down.

Replacing Your Windows?

The new energy efficient windows really improve noise and climate control. For your convenience the Board has approved a standard replacement window for Walnut Park.



**Milgard
Styleline
White Vinyl
No Grids**

There is a form that must be completed prior to replacing your windows. Please contact Caroline at ACI for the requisite form, specifically for windows.



Approximately 30% of all the monthly dues are deposited into the reserve fund to pay for long term maintenance of the Walnut Park common areas.

The top expenses are:
Water, Garbage, PGE.