



# WALNUT PARK HOMEOWNERS ASSOCIATION

Association Communications, Inc. CMF

December 2008

## NEWS AND VIEWS FROM THE BOARD

The Board took the following action at the December 16, 2008 Meeting:

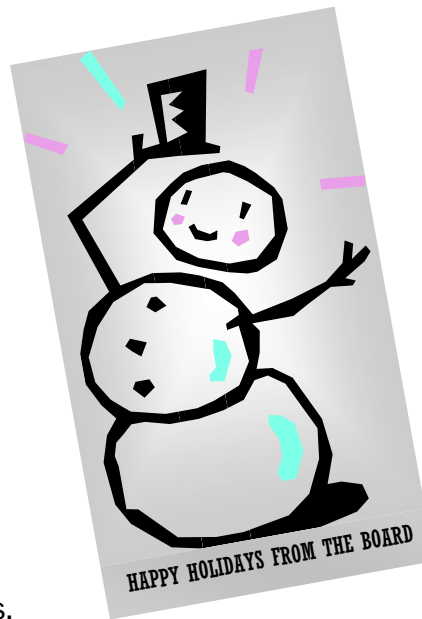
- Agreed to share the cost to trim the trees along the north chain link fence with Brad-dock and Logan for \$930.
- Reviewed another proposal to extend the height of the pool fences required by the CCC Health Department. The item was tabled due to cost.
- Approved the proposal to remove the 2 redwood trees across from Unit #99 for \$1,980 which includes removal and

grinding the stump.

- Approved a proposal from NZ Development to address the drainage behind Units 103-111 for \$4,450.
- Reserve Study- The Board will meet on January 14th at ACI offices in Lafayette to review the reserve study and request the final and disclosures which will be distributed to the membership.
- Due to recent security concerns, Management will invite the WC Police to the Annual Meeting to address security

concerns.

- The Board approved renewing the Landscape



Care contact in 2009 for \$36,600.

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### Board of Directors

CARLO MILANI  
PRESIDENT

LISA AUGUSTA  
SECRETARY

WILHIEM SCHAEFFLER  
TREASURER

MIKE DEASY  
DIRECTOR

SHIRLEY SEXTON  
DIRECTOR

KATHIE NELLA-COLLODEL  
DIRECTOR

## Vendor Requests

Residents, please note, if you request Management to dispatch a vendor for services in your unit, and the vendor reports that there was

no issue to resolve you can be charged for the Service call. The maintenance problem is an owner responsibility.

**THANK YOU!**





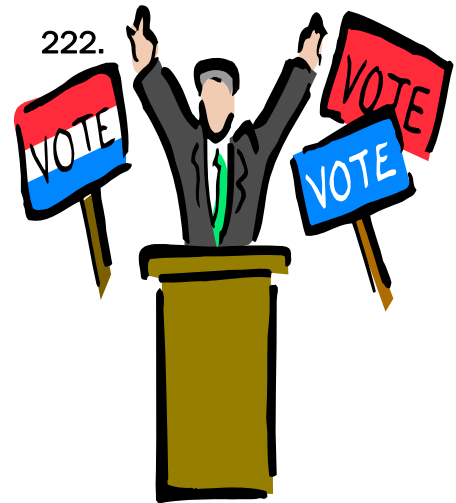
## 2009 ANNUAL ELECTION

2009 Board of Directors election will be held in April 2009.

If you would like to be part of the governance of your Association, please contact Management and complete a candidacy form to have your name added to the ballot before January 30, 2009.

The Board currently meets Monthly for approximately 1-2 hours per month, 11 months per year.

There is one open position on the Board. If you have any further questions, please contact Marsha at 925-283-4900 ext



## 2009 BUDGET

The 2009 Budget indicating there was no increase in dues was distributed to the membership in November of 2008.

The Board did a thorough investigation of the 2008 expenses and projected expenses in 2009 in both the operating and reserves

and felt confident that no increase in dues was necessary in 2009.

As of November 30, 2008 there is \$768,396 in operating, \$247,717.92 in reserves and \$28,468.07 in outstanding debt (unpaid assessments).



## IF YOU ARE RENTING YOUR UNIT

If you are currently renting your unit, or thinking of renting your unit, please contact management for a tenant information form which must be completed in case of an emergency.

Also, please provide them with a copy of the Rules and ask them to read them and sign them.

Complying with the Rules of the Association is the responsibility of the owner of the unit.

Fines can be levied against your account for tenant violations, *including the size of dogs allowed in the Association.* THANKS!

