



Walnut Park @ WC Newsletter

WWW.WALNUTPARKHOA.ORG

February 2011

NEWS AND VIEWS

FROM THE BOARD of Directors. . .

The Board took the following actions at the January 25, 2011 meeting:

- EBMUD recommends, for water conservation, that vehicles be washed in a commercial site that recycles water. In light of complaints received about use of the hose bib near parking space #11 and potential violations of the Clean Water Act, the Board approved capping the water faucet.
- The HOA's Arborist, Tree Care of California, recommended that the HOA trim the Redwood Tree at the south end of pool #2 due to falling branches in the winter storms, and thin the olive tree on Walnut Blvd, in the lawn area.
- Board President, Carlo Milani, confirmed that Elliott & Elliott the roofing company, who replaced the carport roofs, will return to repaint the fascia boards.
- Roto Rooter's proposal to assist resident's in shutting off the water for interior plumbing projects for \$75, was approved by the Board. The \$75 fee will be waived if Roto Rooter contracts with the owners for the repairs.
- Landscape Care will dethatch the lawns this Spring at a cost of \$1,210, and make enhancements at Units #17 and #20 totaling \$440.
- The Board reviewed the specifications drafted by its consultants to replace the hot water re-piping project and authorized competitive bidding hoping to select a vendor to effect repairs in 2011.

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marsha@acihoa.com

CFM-ACCOUNTING
925-566-6800

Next Meeting:
February 22nd
7pm
Clubhouse #2

Board of Directors
CARLO MILANI
PRESIDENT

SHIRLEY SEXTON
VICE PRESIDENT

WILHELM SCHAEFFLER
TREASURER

LISA AUGUSTA
SECRETARY

MIKE DEASY
DIRECTOR

KATHIE NELLA
DIRECTOR

BART TOLLEY
DIRECTOR

2011 Annual Election Call for Candidates!

The 2011 annual election of Directors will be held in April 2011.

Please contact Management or consult the website if you would like to become a candidate for the board.

Being a Board member does not require experience, only a desire to assist in the governance of the Association.

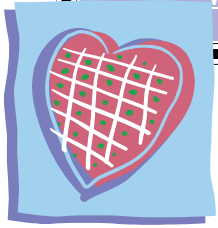
Please contact Marsha@acihoa.com 925-283-4900
ext 222

for a Candidacy Form.



**WALNUT PARK AT WC
HOMEOWNERS ASSOCIATION**

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Lafayette, CA 94549
925-283-4900
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Plumbing Repairs—Attention ALL Residents!

Please note the following steps in the event you need to make plumbing repairs in your unit. Prior to making an appointment with a plumber go to Step #1.

Step #1-If the repairs require shutting off the water to the unit, please contact Management before proceeding at 925-283-4900 ext. 222. except for after hours and weekends. Only emergency repairs may be performed on the weekend.

Step #2-Management will confirm the location of the shut off valves, if known, and instruct you to locate them and confirm they turn the water off to your unit. If so, ***you must notify*** all your neighbors of the date and time the water will be shut off i.e. ***no weekends or nights unless there is an emergency.*** If the shut off valves cannot be located or are not functional go to **Step #3**

Step #3-Contact Roto Rooter at 925-939-3100 and ask for “Dispatch” who will dispatch a plumber to the Association to shut off the cold water supply line in the Association during the time needed to make the repairs.

Please note, Roto Rooter charges the Association \$75 (billable to the unit owner) for the service call and it will be waived if Roto Rooter does the plumbing repair at the same time.

