

Walnut Park Press

www.walnutparkhoa.org

LETTER

Vol. V-07
January 2007

The Walnut Park Homeowners Association Newsletter

Happy New Year!

INSIDE

<i>News & Views</i>1
<i>Holiday Schedule</i>2
<i>Winterize Your Home</i>2
<i>How to Talk to Your Neighbor</i>2
<i>WPHOA Website</i>2
<i>Water Leak Protocol</i>2

DECEMBER UPDATES AT WPHOA

UNFORTUNATE HOT WATER ISSUES BY LAUNDRY ROOM #2

The residents surrounding Laundry Room #2 experienced Hot Water Loss due to 2 breaks in the pipes and a report of a sewage break in one of the lines.-all within several days of one another.



AWHS, the Association Boiler Vendor, the Landscape Company and Management all worked together to get the situation under control and stabilized in short time. Unfortunately, there were some unforeseen detours in the repairs.

With the aid of a leak detection company, AWHS sourced the leak in the drive way by the parking garage and proceeded to dig a 18' trench in the asphalt. Since leak detection is not rocket science after extensive digging and no location of the source of the leak-the leak detection company returned and indicated that the source of the leak was in another location. Once, this was determined, the source of the leak was stopped in a matter of one day.

During those repairs, a hot water leak was reported in the lawn area by unit #123. AWHS returned and located source of the leak and repaired within hours.

During the time AWHS was working on the leak repairs, it was also reported that there was a sewage leak in Laundry room #2. Roto Rooter was dispatched for this incident.

The Board quickly the determined it was in the best interest of the Association to dispatch Falcon Paving to begin the repair work immediately. Martin of Falcon Paving was contacted and he went directly to the site, determined the best course of action and commenced asphalt repair immediately, and had the asphalt repaired in less than one day.

Walnut Park at WC HOA
Association Communications Inc.

1460 Washington Blvd A203
Concord, CA 94521
(925) 672-2221
FAX: (925) 672-4224
www.aciho.com

Board of Directors:

Sherry Bake *President*
Camille Klemetson *Vice President*
Nick Bowles *Secretary*
Caroline Stephens *Treasurer*

Accounting

Condominium Financial
Management (CFM)
1320 Arnold Drive
Martinez, CA 94553
(925) 229-4900

Management Team:

Caroline McCormick, CCAM, CMCA
Publication Editor
Marsha Pelino, Asst. Mgr.

During the time period of repairs, Management posted notices when the hot water was going to be turned off to alert the residents in advance of the water shut off situation.

Since water breaks are inevitable, and maybe unnoticed for some period of time prior to a actual crisis. If you notice a loss in pressure or any significant change in the water temperature, it may only be due to an increase in usage during a Holiday when

more residents are home or a water leak in the system. Please contact Management and they will dispatch AWHS to investigate the matter.

THANKS TO THE BOARD, AWHS, FALCON PAJNG, LANDSCAPE CARE FOR WORKING TOGETHER WITH MANAGEMENT TO TAKE CARE OF THIS SITUATION AS EXPEDITIOUSLY AS POSSIBLE IN THE BEST INTEREST OF THE ASSOCIATION AND RESIDENTS AT WPHOA!

NEXT BOARD OF DIRECTORS MEETING

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



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.

Got-E-Waste Free E-Waste Recycling Event

**Rain or Shine
Diablo Valley College in
Pleasant Hill in the
Overflow Parking Lot
321 Gold Club Road
Friday, January 5th 12-5 PM
Saturday, January 6th 9-3PM
Sunday, January 7th 9-3 PM
Electronic Items Accepted**

**MONITORS, PRINTERS, CELL
PHONES, AUDIO/VISUAL
EQUIPMENT, STERO
EQUIPMENT, COMPUTERS
& COMPONENTS, VIDEO
GAME SYSTEMS**

Notice Posting

Dear HOA: PLEASE NOTE: ALL NOTICES AFFECTING THE RESIDENTS ARE POSTED ABOVE THE MAILBOXES IN EITHER THE ENTIRE ASSOCIATION OR THE AREA THAT IS AFFECTED BY THE NOTIFICATION!

WATER LEAKS

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.