



WALNUT PARK HOMEOWNERS ASSOCIATION

Association Communications, Inc. CMF

May 2009



President's Message : *PLEASE HELP CONSERVE*

A representative from EBMUD attended the May 28, 2009 Board meeting and discussed ways to save water in the units and left samples of water saving devices for residents use.

The Treasurer Bill Schaeffler reported the Association is over budget in water usage.

EBMUD has determined that this overage is due to resident usage in the units, not irrigation for the landscaping.

The Board has discussed having a contractor come to each unit and install aerators and shower heads for water reduction. There will be more information coming out on this project in the near future.

If the Association cannot reduce the water usage there may possibly be the need for a special assessment to offset the water budget shortage.

EBMUD also announced there is a 7% increase in the cost of water. Therefore, there is even a bigger incentive to reduce the cost of water.

Please do your part to conserve and go to WWW.EBMUD for tips on conserving if needed!

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2009 ANNUAL ELECTION UPDATE

There was no 2009 Annual Election this year scheduled to be held on April 28, 2009, due to the fact there was no quorum of ballots (quorum requirements 108 ballots-41 were returned) received from the membership. The current Board members will stay in place.

At the April 2008 meeting, Bart Tolley was nominated as a Directors, bringing the total to seven Board members. The Board has slated water conservation efforts and upgrading or replacing the boilers and ongoing maintenance issues as the goals for 2009.

The Board thanks the members who returned their ballot and hopes that the 2010 Annual Election will have a quorum of ballots received at the election.

RODENT ABATEMENT PROJECT



In April, the Board acted on the issue of rodents in the attics and crawl spaces above the units. Contractors were hired to put two bait boxes at the top of each stair well in the opening to each attic throughout out the Association. There was also concern for "Roof Rats" from the trees who damage the roofs which results in holes in the roofs and water intrusion when it rains in the winter. Please don't allow pets or children to handle any rats found on the property if found dead or dying.

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TREE REMOVAL

Regretfully, two redwood trees will need to be removed along the walkway at Unit #225 on the Homestead side of the Association. The Board really struggles with the decision to remove any more trees, but when the roots interfere with the Units and cause irrigation breaks, they must be removed. There are no other alternatives in these cases.

The City of Walnut Creek inspects the trees and addresses the issue of why they are being removed and approves them on a case by case basis. Not only the concern for losing the trees is felt, it is expensive and often the sidewalk and/or irrigation system require repairing too. In some cases there has been interior water intrusion damage to a unit as well. All these issues are an expense the HOA has to bear each year and in the future years.

POOL UPDATE

The Contra Costa Health Department has mandated two issues that need to be resolved before the pool can open this year. The first issue is the height of the pool fences. The fences are 4" to short of their requirements. This increased height requirement could have easily cost the Association \$15,000 which was not in the budget. Board President, Carlo Milani, found a vendor to provide the wrought iron panels that will be welded to the existing fence by another vendor. The entire project should cost under \$9,000. Then the fences will be painted. You may have read about the required installation of the anti-entrapment drains that must be installed in all pools statewide. Picture Perfect Pools is installing new energy efficient pumps and the new anti-entrapment drains and projected the Association will save energy and a payback of 18 Months on the project. We apologize for the delay in opening the pool this year due to these issues that had to be addressed.

THANK YOU!