

# Walnut Park at Walnut Creek



Walnut Park  
WC HOA  
c/o Association  
Communications, Inc.

3732 Mt. Diablo Blvd.  
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Lafayette, CA 94549  
(925) 283-4900  
(925) 283-4907 fax  
[www.aciho.com](http://www.aciho.com)  
[www.walnutparkhoa.org](http://www.walnutparkhoa.org)

## Board of Directors

<i>Carlo Milani</i>	<i>President</i>
<i>Shirley Sexton</i>	<i>VP</i>
<i>Barton Tolley</i>	<i>Treasurer</i>
<i>Kathie Nella</i>	<i>Director</i>
<i>Open</i>	<i>Secretary</i>
<i>Open</i>	<i>Director</i>
<i>Open</i>	<i>Director</i>

Management Team  
*Caroline McCormick, CCAM*  
ext. 225  
[Caroline@acihoa.com](mailto:Caroline@acihoa.com)

*Maria Aguayo, CCAM*  
ext. 220  
[Maria@acihoa.com](mailto:Maria@acihoa.com)

Financial Team  
*CFM 925-566-6800*

*After Hours*

*Emergency Services:*

*(925) 283-4900 press 0*

*Outage Update Hotline:*

*(866)353-2402*



## *President's Report*

*May 2011*

President Carlo Milani is pleased to announce an overall successful 2010 for Walnut Park. The Board of Directors and Management dealt with many maintenance items including plumbing, painting, carports, landscape, laundry rooms, pools, etc. Although many maintenance items are not visible they still require attention to ensure the proper functioning to provide service and enjoyment to the Community.

2010 was a productive year. Several shut off valves were replaced and a contract with Roto Rooter was signed which offers a flat rate service of \$75 to shut off the water for non-emergency repairs as a convenience to the residents. Routine cleaning of the storm drains were performed and backflow devices were installed at each meter as requested by EBMUD to monitor water usage. A re-piping project was discussed and the Board plans to continue investigating the project and funding options.

The landscape continues to be updated for all to enjoy with the help of Sherry Bake, Landscape Committee. Several areas throughout the complex were upgraded including the removal of aging shrubs and plants with decorative rocks, nominal sized trees and more decorative plant pallets. Pavers, in lieu of concrete, were installed at the Homestead side of the complex to create a curb appeal. Failing trees were removed and routine tree maintenance was performed. Walnut Park is aging gracefully.

Bollards were installed at the carports along the canal for structural benefits to prevent damage to the buildings as ingress and egress occurs.

A security service was hired in response to reports of theft and vandalism. Security is now onsite three times per night to perform drive-thru inspections.

The Board of Directors were thanked for their continuous dedication and looks forward to serving the community in 2011 to provide a quality of living for the benefit of all residents and their guests. If you would like to join the Board in the governance of the Association please contact your management team

[Caroline@acihoa.com](mailto:Caroline@acihoa.com) or [Maria@acihoa.com](mailto:Maria@acihoa.com)  
(925) 283-4900 x220.

# WALNUT PARK H.O.A.

## POOL RULES

No Lifeguard on Duty

For Emergencies Call 911

For Use By Residents and Their Guests Only

**HOURS: 8:00 a.m. to 10:00 p.m.**

### **FOR YOUR SAFETY:**

1. Use at your own risk.
2. No unreasonable noise (screaming, yelling, loud talking).
3. No glass containers.
4. No more than two guests per unit.
5. No one under 14 years old unless accompanied by an adult (18 years and older).
6. No running, shoving, diving or cannonballing.
7. No inflated tubes, balls, squirt guns or other toys are permitted (except safety rings/vests, etc.).
8. No radios (except with headphones).
9. No animals in pool area.
10. Tight fitting plastic pants are required over cloth diapers or swim diapers. No plain disposable diapers allowed.
11. Nothing is to be hung on the pool fence.
12. You are responsible for your actions and the actions of visitors.

(Dated January 17, 2001)

*Walnut Park WC HOA*

*c/o Association Communications, Inc.  
3732 Mt. Diablo Blvd. #395  
Lafayette, CA 94549*

*2011 Meeting Schedule*

The Next Board meeting will be **Tuesday, May 24th**  
At 7:00 PM at Clubhouse #2

June 28

July 26

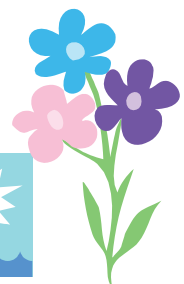
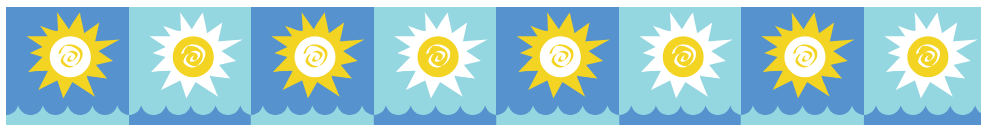
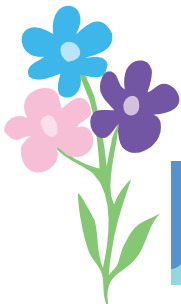
August 23

September 27

October 25

***Meeting agendas are posted in all four laundry rooms and mailboxes the Friday before the meeting.***

***Please refer to these locations for other important notices.***



## *Treasurer's Report*

Treasurer Willhelm Schaeffler presented the Treasurer's Report at the Annual Meeting held on April 26th. Unfortunately, not enough ballots were received to reach a quorum so the election could not be held.



As of December 31, 2010, Walnut Park's reserves total \$706,594, accounts receivable was \$32,00 (down from 2009), and the HOA was over budget by \$19,981 on a budget of \$810,000 which was mostly due to bad debt write off as advised by the accountant. Nearly \$19,000 in laundry income was received. Cash on hand at the FYE was between \$80,000-\$90,000. A total of \$17,000 was received from two delinquent accounts alone. With the help of the Treasurer's investment recommendations \$14,000 was earned in interest. \$30,00 per month is segregated to reserves. In the 1st quarter of 2011, \$100,000 was placed in a 12 year callable step up CD with a 3% first year interest rate with an additional 1/4% every year thereafter. Another \$100,000 was placed in Ginnie Mae bond at 3.89%.

All members receive the Budget and the CPA reviewed financial statements annually. If you would like to receive a copy of the unaudited financial report, please contact CFM, your financial Management Company.

On behalf of the Board of Directors a big *THANK YOU* to Bill Schaeffler for his many years of service and extraordinary financial expertise as the Walnut Park Treasurer. We wish him and his family well in their future endeavors. He has sold his home and will be missed.

## *Management Update*

As many of you may be aware, Marsha Pelino has been on medical leave since early March. Unfortunately, on April 28th ACI was informed that she would not be resuming her duties as Walnut Park's Manager. Caroline McCormick and Maria Aguayo will continue to work as a team to manage your Community.



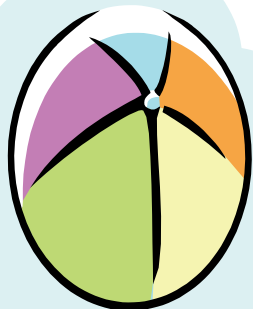
## *News & Views*

Management has received reports regarding security concerns such as theft and vandalism to personal property. The Board is aware of your concerns and is continuously reviewing options to reduce these occurrences. In 2010 a security service was contracted in response to similar concerns at that time. Security is onsite three times per night conducting drive-thru monitoring. Suspicious activities are reported to Walnut Creek PD immediately. Your help is requested in deterring crime by contacting the Walnut Creek PD immediately if suspicious activity is noted. Together the residents, Management and the Board can make Walnut Park a safer Community.

The bollards project was discussed at the Annual Meeting and an informal poll taken of the members present. Management is working with the Fire Department to confirm authorization of such project. The Board will review all commentary and discuss the project again at the May meeting before making a decision.

The 2011 swim season begins May 20th. At this time the pool furniture will be set out and the signs will be removed. Please do not enter the pool areas until May 20th. The pool rules are enclosed for residents and guests to review prior to entering the pool

areas. The pool rules pertain to all who plan to enjoy the benefits of the pools and pool areas. Owners are responsible for their residents and guests while in the pool areas.



-PLEASE SCOOP YOUR POOP! Recently residents have reported an excessive amount of pet waste in the common area which is being stepped on, tracking messes into your neighbors homes. We love your pets, but please be courteous to your neighbors and dispose of pet waste properly.

-As a gentle reminder, hanging plants are not permitted on lower units. Items including planter boxes and pots are not permitted on the patio railings of upper units to protect the wood elements of our buildings and as a safety measure.