



Walnut Park @ WC Newsletter

www.walnutparkhoa.org

The President's Message:

HOT WATER UPDATE

On August 27th, several Board members met with consultant Bruce Allen hired to make recommendations regarding the issues with the transite pipes and ongoing frequent water breaks throughout the Association. Bruce recommended leaving the existing transite pipes in the ground, dig new trenches , install new hot water and cold water pipes and then shutting down the system utilizing the new pipes. There were several concerns that need to be addressed going forward with the project not limited to:

- Location of the new trenching in relationship to the exiting pipes
- Removal and replacement of landscaping
- Removal of trees causing damage to the water pipes
- Removal and replacement of the cement walkways in certain areas
- Locate all of the shut off valves at the buildings

Lastly, the cost of the project will probably create the need to phase the project over more than one year. The Board now has complete drawings of the hot water system that can be forwarded to vendors to bid on the project. In an effort to go forward and limit the cost of replacing the cement walkways, the Board motioned to hire N.Z. Development to install pavers at 1251 Homestead in place of the damaged concrete that had to be removed to repair the transite pipe during the last hot water break. This project should be completed by the third week of September. Please walk over and look at the pavers once they are installed.

Carlo Milani, Walnut Park Board President

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BLOCKING THE BRIDGE FROM THROUGH VEHICLE TRAFFIC

The Board is investigating installing bollards in the Association to block through traffic through the Association. The exact location of the bollards has not been confirmed. Signs stating there is "No Through Traffic" will be posted at both the Homestead entrance and Walnut Park entrance for vehicle traffic.



In response from members the Board of Directors hereby gives notice to all members that the following Rule change will be adopted at the September 28th meeting. All members may provide feedback in writing or at the meeting prior to the revised adopted rule for

Screen Doors. Two screen doors have been approved for Walnut Park HOA. There are the Gatehouse Gibraltar-Black Security door available at Lowe's and the Larson Gardenview Black Security door also available at Lowe's. All doors currently installed in the Association will be grandfathered in and the formerly approved screen doors will continue to be acceptable for installation.

Please submit an Architectural Application and receive written approval prior to the installation of a screen door.

Emergency Procedures at Walnut Park HOA

Emergencies are classified as a loss of water (hot or cold), fire, major roof leaks (in some cases), slab leaks, a downed tree limb causing damage, pests such as bees or wasps that are potentially dangerous to residents. All other issues should be addressed during ACI's business hours, Monday through Thursday from 9 am to 5 pm and Friday from 9 am to 1 pm 925-283-4900 x 222.

Please contact the emergency hot line at 866-353-2402 to check for emergency updates before calling ACI's after hour emergency number. If there is not an emergency update on the Hot line, then call 925-283-4900 x 0 to report an emergency.

**EMERGENCY HOT LINE #
1-866-353-2402**