



Walden Woods News

December 2004

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WALDEN WOODS NEWS is a monthly publication produced and distributed by homeowner volunteers for the edification and enjoyment of all Walden Woods homeowners. Questions, ideas and news contributions may be submitted to any member of the Communication Committee: Bob or Polly Ellis (688-5949), Ruth Johnson (688-5128), or Joe Sikora (219-0713).

The 2005 Budget Process

by Warren Johnson

In early November, your Board of Directors met and adopted a tentative budget for 2005 that will require the following changes to the monthly common charges:

<u>Area</u>	<u>2004</u>	<u>2005</u>	<u>Change</u>
Knoll and the Green (72 Units)	\$ 255	\$ 270	+ \$15
Woodmoor (54 Lot Units)	\$ 57	\$ 60	+ \$ 3
Ridge (30 Units)	\$ 130	\$ 126	- \$ 4

The overall increase in revenues was adopted to maintain the current level of services and to correct an apparent failure of past revenues to adequately provide for reserves. Reserves are necessary to cover the replacement costs involved in maintaining our common recreational facilities, infrastructure and landscaping (e.g., fences, shrubs, tennis court surfaces, etc.). Nothing lasts forever and by building up the reserves the Board is attempting to avoid the need for special assessments as these replacement costs occur.

The reallocation of the expenses that shifts more of the burden to the Knoll and Green units was the result of an analysis of the benefits and costs within Walden Woods. The objective was to fairly allocate the expenses to the units receiving the benefits. The reallocation was necessary to correct the failure in recent years to conduct the necessary analysis.



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2005 Budget (continued)

Apathy Aplenty: On November 11th, your unit-owner-elected Board conducted a budget workshop to which all 156 unit owners were invited and urged to attend. The Board was required to adopt a proposed budget for 2005 within thirty days before the December 15th Annual Unit Owner Meeting and needed your advice. **About 12 unit owners attended the meeting. Even with the additional five unit owners serving on the Board, that's only about 11% participation.** The participating unit owners expressed concerns but gave the Board no specific direction other than a consensus that the common charges should not be increased any further than proposed in the tentative budget.

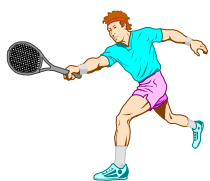


The Board adopted the proposed budget at its monthly meeting on November 17 with no significant changes. With one or two exceptions, the same unit owners were present at the Board meeting as were present at the Board-conducted budget workshop. Elite Management invited all homeowners to another workshop on December 1st to explain various budget line items and to answer any questions. Once again, about 12 of the 156 homes were represented at the meeting.

The board-approved budget will now be voted on at the Annual Unit Owner Meeting to be held at the Meeting House on December 15th at 7:30. As specified in our Declaration, the budget will be automatically accepted unless at least 75% of all unit owners (117) vote to reject it either in person or by proxy. ♦

MORE NEWS FROM THE BOARD Parcel C Amenities

At their November 17th meeting, the Board of Directors approved a resolution regarding the proposed amenities to be constructed on Parcel C. You may remember the recent homeowner survey that was conducted in response to Culbro's request for guidance as to what amenities should be constructed.



The resolution is based on the results of that survey and urges homeowners to vote in favor of accepting Culbro's offer to establish a lawn for use as a soccer/baseball field (with backstop) and build one tennis court in lieu of the three originally proposed. Culbro will also pay \$41,000 to the Conservancy in lieu of constructing the two additional tennis courts.

Our legal council is preparing the documents necessary to obtain unit owner approval of the resolution and you should be getting your copy in the very near future. ♦

Santa Goodies

What's red & white and red & white and red & white? *Santa rolling down a hill!*

Why did Rudolph the red-nosed reindeer cross the road? *Because he was tied to a chicken!*

Does Santa exist? *Who else would give a 6-year-old a drum set?*

How many reindeer does it take to change a light bulb? *Eight! One to screw in the light bulb and seven to hold Rudolph down!*

What goes Ho, Ho, Swoosh! Ho, Ho, Swoosh? *Santa caught in a revolving door!*

What did the bald man say when he got a comb for Christmas? *Thanks, I'll never part with it!*

What's red and green and guides Santa's sleigh? *Rudolph the red-nosed pickle!*



MEET THE PICARDS

New Walden Woods homeowners Denis and Carol Picard are travelers. That's like saying Diana Taurasi plays some basketball. A list of the countries they haven't visited would be shorter than the one with



countries they have. And the reason they settled in Windsor is that it marks a mid-way travel point between Bridgeport and Amherst, Mass

where Denis and Carol work respectively. Oh yes, they also occasionally make a trip to their Florida home near Sarasota.

Married 34 years, Denis and Carol met at Fitchburg State College where Denis was an English major and Carol was pursuing her degree in Nursing. Carol went on to receive her masters and doctorate at Boston College and has been teaching psychiatric nursing at the University of Massachusetts for the past 17 years. She has written papers and given presentations on the subject in numerous countries including England, Scotland, Finland, Hong Kong and Russia. While making several trips to Russia, she helped establish that country's first university-based school of nursing in Moscow. She is also

President-elect of the Sigma Theta Tau International Nursing Honor Society.

Denis went on to pursue a career with Dupont where he has held various managerial positions and is now Vice President of Sales for their Authentication Systems Division. He travels extensively throughout Europe and Asia, visiting government officials and corporate representatives to discuss product security and the use of Dupont's anti-counterfeiting system. A golf fanatic, Denis often balances his enthusiasm for the game, his devotion to family and his minimal leisure time by teeing off at 5AM. Assured of an uncrowded course, he can play his "power-walk" game and still make it home for breakfast.

Their daughter Alison graduated from McGill University in Montreal and is now seeking her fortune in New York City. Jeff is a junior at Boston College and is testing his penchant for traveling by making frequent trips home for house-sitting, leaf raking, laundry doing and other family-oriented activities.

Moving here from western Massachusetts in September, the Picards are still getting acclimated to life in Walden Woods but are very enthusiastic about the possibilities of making new friends and participating in community activities. So please give them a warm welcome when you see them at the Meeting House Holiday party on December 10th.

Another Way to Celebrate the Holiday Spirit

For some, the holidays can be the loneliest time of the year. Why not help relieve that loneliness by sharing some of the blessings we all enjoy in Walden Woods? If you know someone that may be spending the holidays alone, cannot travel to their families, are shut-in, or maybe even have loved ones serving our country overseas, please consider offering your home and/or the pleasure of your company to them. If you know someone in need of holiday companionship, but are unable to offer help for any reason, give Deb Giampolo a call at 688-4699. She has volunteered to serve as a coordinator to try to match them up with someone else in our community. If you're interested in being a host, give Deb a call.

"How far that little candle throws his beams. So shines a good deed in a naughty world."

- W. Shakespeare



WHEN THE SNOW FLIES . . . a brief lesson provided by your Standards Committee

Since the early first snowfall could be a portend of another long winter, we thought the following information might benefit our newer residents and serve as a reminder to you "old timers."

Responsibilities for Snow Removal:



When snowfall reaches threshold amounts, the Town plows Walden Meadows, Mercer, Hawthorne Lane and Thoreau Circle. The Association's snow

removal contractor handles the remaining private streets, plowing through the night if necessary.

Priorities:

The contractor's first priority is to open the streets to traffic. When the snow has abated, they start clearing the driveways in the Village (includes The Green and Knoll), and in an attempt to be fair to all the homeowners, usually alternate where they start. There are a few exceptions: some drives and/or streets have grades that quickly render them impassable to those trying to get to work (*if you fall into this category, call the property manager, Elite Management 678-8300.*) Sidewalks are the last things to get shoveled.

Parking:

Because many of the private roads are narrow, residents are reminded of the Association's ban on parking in the streets. Additionally, for those of you "Village People" who must park vehicles in your driveway, it would be beneficial to all if you could move them temporarily when the contractor comes to your location. A few minutes of inconvenience while you jockey the vehicles around will save you some time and back breaking effort later on.

Cooperation:

While we expect (and deserve) the prompt and efficient snow-removal service we pay for throughout the year, we should all try to maintain some level of patience and understanding for the guys that have to push, heave, tote and lift all that beautiful but heavy white stuff. If you feel your area is being neglected or forgotten, however, call Elite. ♦

HOLIDAY REMINDER

The holiday season is here and many of us are decorating the exterior of our homes. Please keep in mind that the decorations should be in line with our community's standards. And . . . please don't forget to remove them when the season is over. Thanks.

- The Standards Committee ♦

DATES TO REMEMBER

Dec 10th - Holiday Party at the Meeting House, 7:30PM. Adults only. Bring a dessert or appetizer. RSVP by calling 285-0803 or e-mailing cwebberesq@conversent.net.

Dec 15th - Annual Homeowner Meeting at the Meeting House, 7:30PM. Regular Board of Directors Meeting PLUS Vote on 2005 budget.

Happy Holidays!!!