



# Walden Woods News

## November 2005

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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 BUDGET IS COMING, THE BUDGET IS COMING!!!


The 2006 Budget will be presented to homeowners on **November 30th (7:00pm)** at the Meeting House) as the **first item on the agenda** for the Conservancy Board of Directors' monthly meeting. Currently being developed in a joint effort by members of the Board and our Property Management Company, Elite Management, the proposed budget will reflect the following:

- the anticipated 2006 operating expenses (routine landscaping maintenance, snow plowing, maintenance of amenities, etc.) based on 2005 experience,
- additional expenses for committee-related activity (i.e., newsletter supplies, website maintenance, Welcome Committee supplies, special landscaping needs, and supplies for social events), plus
- reserve contributions needed to cover anticipated capital expenditures for 2006 and beyond (*see 20 Year Plan article*).

An increase in the monthly association fees required to meet the 2006 budget needs is expected.

All homeowners are invited to attend the meeting (please note the 7:00 start time) and express their opinion or ask questions about specific line items within the budget. The 2006 budget will then be finalized and mailed to all homeowners prior to the Annual Meeting in December when it will be voted on for final approval and implementation. 

### MORE FOOD FOR THOUGHT

- Get a new car for your spouse. It'll be a great trade!
- 42.7 percent of all statistics are made up on the spot.
- How do you tell when you're out of invisible ink?
- If Barbie is so popular, why do you have to buy her friends?
- Why do psychics have to ask you for your name?
- Everyone has a photographic memory. Some just don't have film. 



## 20 YEAR PLAN - IMPACT ON RESERVE FUNDING

At last months Board of Directors Meeting, an Environmental Engineer presented his forecast of Walden Woods' capital expenditures for the next 20 years. He also offered his recommendations for building the reserve fund needed to handle those expenditures. For you non-accountants, a "capital expenditure" is money needed to pay for replacing or repairing existing common element facilities such as fences, roadways, pool and tennis court surfaces, meeting house roof, etc.

The engineer's forecast and recommendation were developed after he completed an inventory of our common elements, estimated their remaining useful life and replacement costs (with inflation), considered our current capital reserve fund and identified what was already scheduled for repair and replacement (roof, fences). He then broke down the anticipated expenses and the reserve funding by council area and came to these conclusions:

- Contributions to the **Conservancy** Reserves should be increased by 6.0% annually
- Contributions to the **Pond Ridge** Reserves should be increased by 1.5% annually
- Contributions to the **Village** Reserves should be increased by 4.5% annually



It's not as bad as it sounds. For example:

Village homeowners currently pay \$30 a month into their reserve fund and \$10.20 into the Conservancy reserves. The above formula, if accepted and applied in 2006, would result in an increase of \$1.35 (4.5%) for the Village fund and \$0.61 (6.0%) for the Conservancy fund. The reserve contribution portion of their monthly association fee, therefore, would increase a total of \$1.96. That figure would increase, of course, every year for the next 20 years.

The purpose of the engineer's study was important. Besides assuring all of us that we will have adequate reserves to perform the replacement and repair work needed without painful special assessments, it is also important to assure potential buyers, lenders and insurance underwriters that we have a sound financial base. With some relatively minor adjustments, we are apparently ok. Our Conservancy Board of Directors will take the engineer's recommendations under consideration as they develop the preliminary budget for 2006. Please note that the above recommended increases have no relevance to any increases required to cover our Operating Expenses.



## ANNUAL REMINDERS

**Parking:** From Midnight to 6 a.m. every night from now until April 15th, all vehicles must be removed from public roads. If someone has a special function or emergency, all they have to do is call the Windsor Police Department's Non-Emergency Line @ 688-5273 to avoid a fine and/or having the vehicle towed.

**Parking on our narrow private roads, of course, is not permitted overnight anytime during the year.**

**Decorations:** Exterior holiday decorations must be tasteful, displayed no more than 30 days before a holiday and removed no more than 15 days after the holiday. Wreaths or door decorations are the exception and may be kept up throughout the winter season, if desired.



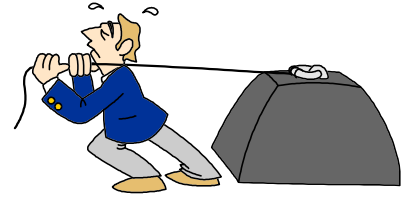
### Are you aware . . . . .

. . . that if you are selling your Walden Woods home, there is a legal requirement that you **MUST** request a Resale Packet from Elite Management and give it to the buyer or the buyer's agent? The packet, which now costs \$135, contains critical information about association fees that potential buyers need to understand before buying a home in our community and must be provided to them at least 10 days before closing.

**Note to homeowners who have purchased a home in Walden Woods in the past 6 months:** Inside the packet is an Owners Registration Form. If you have not already done so, please complete the form and submit it to Elite Management.


## VOLUNTEERS STILL NEEDED

Last month's appeal for volunteers inspired one response. That's not good enough. Considering the consequences if that's all we get, we're going to try again.



There will be vacancies on the Council Boards of Directors in 2006 and there are already shortages of members on most of the committees that contribute to the fair and efficient management of our community. If no one volunteers to fill those vacancies and shortages, we can all expect an adverse impact on the quality of life here. The chart below describes the various positions needed to be filled. There are no prerequisites for any of these positions other than some common sense and a willingness to participate. **Each position requires a commitment equal only to the amount of time a volunteer can afford to commit and any time given is helpful.** About two hours per month is the norm.

Position	Function	Need/Who to Contact
Council Board Directors	The governing body of Walden Woods. Makes policy, service and budget-related decisions affecting a specific council of homeowners.  <i>Note: Each Council Board member is elected by homeowners from among applicants with each elected Director then serving on the <u>Conservancy Board of Directors</u> as well.</i>	All six positions (3 in Village, 2 in Woodmoor, 1 in Ridge) will be open for election by homeowners in December and at least two incumbents have indicated they will not seek re-election. <b>Contact Joe Sikora, 219-0713</b>
Recreation & Social Committee	Oversees the use of the pool and tennis court and makes usability, safety and security recommendations to the Conservancy Board. It also makes recommendations for and coordinates social events for the benefit of the community.	Additional volunteers are needed to help plan and coordinate the social events. <b>Contact Jan Moeller, 683-0254</b>
Landscaping Committee	Works with the Landscaping Contractor to identify and recommend landscaping needs in the common element areas that will improve or preserve the appearance of the community. It also works with the Property Management Company to ensure the landscaping contractor continues to offer adequate services to meet the needs of the community.	Additional members are needed. <b>Contact Skip Kroll, 688-2314</b>
Communication Committee	Responsible for editing and distributing community announcements generated by committees and the Conservancy Board of Directors, publishing and distributing this newsletter and maintaining the Walden Woods website.	More people needed to gather news, offer ideas and/or prepare articles. <b>Contact Bob Ellis, 688-5949</b>
Welcome Committee	Welcomes new homeowners to the community. "Teams" of two visit each new homeowner to make them feel welcome, answer any questions and ensure they have all the information they need to feel comfortable in their new neighborhood.	Additional members needed to visit new homeowners as they move into the Village and Ridge Councils. <b>Contact Janet Terkildsen, 683-1239</b>
Meeting House Committee	Oversees the condition and use of the Meeting House. Makes recommendations for whatever improvements or maintenance is required to ensure it is available for use by the homeowners. Also maintains scheduling calendar to avoid conflicting events.	Additional members are needed to help coordinate use of facilities for rental events. <b>Contact Bette Harner, 688-4886</b>

Before homeowners took control in 2004, the developer-controlled Condo Association took care of us and volunteers were basically unnecessary. The problem was that the above services were either not provided or they were provided with the interests of the developer as a priority. We still depend upon the Condo Association, it's just that **WE ARE NOW THE ASSOCIATION.** 

## COMINGS/GOINGS

Dave and Linda Tousignant, 522 Hawthorne, left Oct 17th

**New to the Woods:** Radostina Koleva and Francis Starr

Ed Wooten, 418 Pond Bridge, left sometime last Spring

**New to the Woods:** Kelvin and Lorraine Kears

Ed and Haila Gladstone, 135 Primrose, left Oct 13th

**New to the Woods:** Karen White

**WELCOME Radostina, Francis, Kelvin, Lorraine and Karen!!**



## WARNING!!!

Enough already! To those dog owners out there who continue to think their dog's waste looks just fine left on our common property and private yards, please know that effective immediately, **you will be fined if you continue to ignore this community's rules** (one particular owner has been observed parking his car and letting his dog out unleashed to use the area behind the meeting house as a dog run - and waste depository).

It's not a hard rule to follow. All it takes is a little bag and a little maturity.

## DATES TO REMEMBER

*Unless otherwise indicated, all events are held at the Meeting House*

**Wed, Nov 30th @ 7:00pm** Conservancy Board of Directors Meeting and **BUDGET PRESENTATION**

**Fri, Dec 2nd @ 7:30pm** GAME NIGHT and **BOOK SWAPPING** (call Dick Armstrong, 285-0803)

**Fri, Dec 9th @ 7:30pm** **HOLIDAY PARTY** (call Dick Armstrong, 285-0803) *See invitation*

## Santa Claus Meets Perfect Couple



There was a perfect man who met a perfect woman. After a perfect courtship, they had a perfect wedding. Their life together was, of course, perfect.

One snowy, stormy Eve, this perfect couple was driving down a country road. The snow was falling heavily, yet somehow the perfect couple caught a glimpse of someone in distress along the roadside. Being the perfect couple that they were, they stopped to help. There on the roadside stood Santa Claus with a huge bundle of toys in his outstretched arms. His sleigh was a wreck and tangled among the trees. Not wanting to disappoint any children on the eve of Christmas, the perfect couple loaded Santa and his toys into their

vehicle. Soon, they were driving from house to house, delivering all of Santa's toys to the neighborhood children.

As luck would have it, the driving conditions worsened, and the perfect couple and Santa Claus had an accident. Tragically, only one of them survived the accident.

Who was the survivor?

The perfect woman. Everyone knows there is no Santa Claus and no such thing as a perfect man!

**Typical Male Response?**

Well then, since there is no perfect man and no Santa Claus, obviously the perfect woman must have been driving. This would explain the car accident!

# You're invited to the 2nd annual Walden Woods Holiday Party

**Friday December 9<sup>th</sup>  
7:30 – 11 PM  
at the  
Meeting House  
(adults only)**



**Please bring your favorite appetizer or dessert to  
share with your neighbors.**

**Wine, beer, soda and coffee will be provided.**

Please join us for great food, drinks and Holiday music. It's a great opportunity to meet new neighbors and celebrate the holiday season. There will also be sign-up sheets for you to indicate your interest in participating and helping with some of next years exciting social events, including Game Nights, Book Club, Egg Hunt, Kentucky Derby Night, Memorial Day Pool Party, Labor Day Party, Community Tag Sale and next years Holiday event.

Please RSVP by calling or e-mailing Joyce and Richard Armstrong, Tel. 285-0803 e-mail [R.Armstrong@snet.net](mailto:R.Armstrong@snet.net) If you e-mail, please put WALDEN WOODS HOLIDAY PARTY in the Subject line.

**WE NEED YOUR RESPONSE BY DECEMBER 5<sup>TH</sup>.**

Hope you can make it.

**New this year: Raffle with great prizes! Don't miss it!!!!**