

Walden Woods Conservancy

Committee Reports

August 2021

Communications: (Peter D.)

The Zoom license will be renewed for another year. Cost is \$150.00. It is available for council meetings, committee meetings, book club, etc.

Communications depends upon Elite and Welcome Committee for receiving new or changed email addresses.

Directors are asked to review the website www.waldenwoodsct.com Is there anything you wish to add, change, or delete from the section entitled "Specific Information for Each Council?"

Documents: (Cori W.)

Our work is done with the lawyer on the rules, maintenance standards and other pending documents. The Declaration and Bylaws amendments are still awaiting community signatures which the Board should be prioritizing. Should the board have other projects or issues for us to review we will be happy to get involved.

Meeting House: (Roland B.)

- Last month I reported that we had a bunch of stuff that has accumulated in the Meeting House basement from the past, none of it of any value. This has been removed.
- A couple of weeks ago the MH cellar stairs were repaired. They needed to be jacked up so that two four by four posts could be added to support the area that had come loose from the concrete wall.
- A question for the Board: With amenities now open, does this include the Meeting House? If so, it should be communicated to the community.

Recreation & Social Committee: (Michelle K.)

There is nothing new to report this month.

Standards: (Jill L.)

Standards Committee met virtually on August 3, 2021.

A new Ridge UO attended seeking information concerning procedures for approval of roof replacement. She was provided with appropriate information. Another UO who recently replaced his roof attended the meeting and offered to share his experience with her and provide guidance.

A discussion ensued regarding a pending AAI from a Village UO requesting permission to replace grass in the LCE behind her unit with a putting green and artificial turf. The applicant did not attend this meeting but 2 Village UOs spoke in favor of this AAI. There is a question whether under the Community Act anyone other than the UO him/herself can speak on behalf of an AAI they have not filed. I have asked Chris to seek the advice of our counsel regarding this matter.

Regarding this issue specifically, the SC approved the AAI seeking permission to replace the grass in the LCE with artificial turf and a putting green provided that License and Liability documents regarding the contractor are submitted prior to commencement of work.

The SC is currently establishing a Google account to store official documents such as approved paint colors for Woodmoor and the Ridge; electronically filed AAI templates; and a description of the responsibilities of the

Standards Committee to name a few. For obvious reasons, the committee determined that these types of documents should not be stored on a member's personal computer since members evolve on and off the committee and for that reason they should be stored in a "community" location where they can be accessed by the entire community.

Recruitment of two new members - one each from the Ridge and the Duplex Councils - has been successful. Their nominations should be in the Board packet for the August meeting. It is hoped that they will be approved without objection.

Theda Marinelli, a long serving member of the Standards Committee has submitted her resignation pending the approval of her replacement. She has offered to provide training to the new member once he is approved by the Board. The Standards Committee and the Board owe a debt of gratitude to Theda. She continually provides thoughtful accurate guidance in carrying out her duties and her departure leaves an enormous void on the Standards Committee. I hope the Board will take the opportunity to publicly thank Theda for her dedication to our community, her thoughtful hard work and for her expert guidance and knowledge interpreting the Rules and Declaration. Her service has been invaluable not only to me but to past Chairs of this Committee.

Welcome: (Ruth J.)

Welcome Letters or Emails* Sent: 9 (all owners)

- . Duplex Council: 1
- . Townhome Council: 5
- . Village Council: 1
- . Woodmoor Council: 2

*Just as with last month's report, the above total includes 2 welcome emails to previously welcomed renters who purchased their units during this past month -- one from the Duplex and one from the Townhome councils.

Due to a waning membership on the Welcome Committee, an appeal for new members was emailed this past month to all residents with email addresses in our system. I am happy to report that several residents expressed interest in learning more about the committee, and a couple of us from the Welcome Committee have been meeting with them individually or in pairs to describe more fully what's involved in committee membership.

It's been impossible over the last 18 months during the COVID Pandemic to personally welcome new residents or even to meet as a group, but I'm hopeful that we can successfully schedule a meeting of a fully invigorated committee within the next few weeks. One of the most important agenda items will be to discuss the importance and advisability of resuming our welcome visits. I will be stepping down from the committee at that meeting and therefore expect that this will be the last committee report to the Board that I will write. I do want to express my thanks to all the wonderful Welcome Committee members over the years who have contributed in so many ways to both welcoming and "educating" new residents as they arrive into their new homes in Walden Woods. I cannot imagine a more rewarding or fulfilling experience than I have had as a member of the Welcome Committee in meeting so many wonderful people.