

**Walden Woods Conservancy  
Committee Reports  
February 2021**

**Communications: (Peter D.)**

There are 22 owners who have not provided email addresses. 5 Duplex, 5 Ridge, 6 TH, 1 Village, 5 Woodmoor. In preparation for the declaration change which calls for legal notices to be delivered by email, Communications will continue to try to convince these people to provide an email address. We are providing the option of receiving only the required legal notices and not general community notices.

A letter sent from Elite to these owners in February only received two responses.

**Documents: (Cori W.)**

Please see Enclosed.

**Meeting House:(Roland B.)**

Please see Enclosed.

**Recreation & Social Committee: (Michelle K.)**

There is nothing to report this month.

**Standards: (Jill L.)**

Standards met virtually on Feb. 2. Several unit owners joined the meeting. The following actions were taken.

An AAI requesting permission to install a radon detection device in a Duplex Home was approved with conditions. We are in the process of drafting a rule for Duplex Homeowners to address future AAIs concerning this issue which will be presented to the board once final language is adopted. So too a similar rule must be written for Townhome units which will be undertaken in the near future.

A Village Homeowner inquired about two pending AAIs - both issues have been resolved.

Because of the increased number of AAIs received electronically, Standards has added a "qualifying sentence" above the signature line acknowledging that the filer agrees to all the provisions provided in the AAI as a result of electronically filing an AAI. The form has been updated.

In response to multiple complaints from unit owners, a "pet waste" memorandum was sent via email to all unit owners reminding them of their responsibility in cleaning up pet waste.

Jill Levine, Chair

**Welcome: (Ruth J.)**

Welcome Committee Report 1/20/21-2/16/21

Welcome Letters Sent: 3

Duplex Council: 1 (owner)

Townhome Council: 1 (owner)

Village Council: 1 (owner)

-Ruth Johnson, Chair

Walden Woods Welcome Committee.

## Documents Committee Report

The Committee, which now consists of Theda Marinelli and Cori-Lynn Webber, would like to start its next phase of the Documents revisions by addressing the Rules including the Maintenance Standards starting sometime in March or April of 2021. The Committee would really like to have members from each council, rather than just Duplexes and Woodmoor, so asking for additional members from the other councils would be helpful.

Once the initial review has been done, input will be needed from Counsel. There are many rules which need to be harmonized with the law and the updated soon (hopefully) to be approved Declaration and Bylaws. I anticipate this will be a meeting with Attorney Ryan, Chris and the Committee via social media or if it's allowed in person in the early summer.

What we need from the Board is input as to any concerns they have and some guidance as to when the Board wants to review the proposed drafts, before they are reviewed by Counsel or after. We also need to be sure the Board still wants this project completed and that it is willing to invest the money and time needed to complete the project, which will require notice and comment and a hearing with Attorney Ryan present, once the Board has approved the final draft.

Chris will have to update you on the signature status. At the last meeting the Board asked to see lists for their counsels to find out who has not as yet responded. At some point actually going door to door to get this done may be needed. That can be taken on when the weather is more cooperative.

Cori-Lynn Webber

## Walden Woods Meeting House Committee Minutes from 02/09/16 Meeting

- All team members were in attendance except for one. All agreed to stay on for this calendar year.
- Because we don't know when the MH will be able to reopen, we will wait until that time to set up the calendar for who covers which months.
- The codes we use will stay the same as last year.
- MH problems/concerns:
  - The dishwasher may not be running correctly. **Roland will check into this.**
  - The doorways were supposed to be repainted last year and are rescheduled to be done this coming spring. Marlene noticed some wood rotting around the front door molding that may need to be repaired/replaced first. **Peter will let Chris know so that we can contract with someone to take care of it before painting, if necessary.**
  - The window in the bathroom near the kitchen doesn't lock. If doorframe wood needs to be replaced, look at fixing or replacing the window at the same time.
  - Marlene noticed a piece of vinyl siding that has come off the front to the right of the MH front door. **Peter will let Chris know that this needs to be repaired.**
- Peter confirmed that the cleaning lady still comes once per month. When we know that we can reopen the MH, we will have it deep cleaned before resuming use.
- Question arose regarding who is our Board liaison. Roland reached out to Andrew for an answer.
  - Andrew confirmed that Nina Pelc-Faszczka is our Board liaison.
  - In order to ensure that needed MH actions are taken by Elite, we will leverage our liaison to keep Elite focused on the work.
- **Marlene said she will periodically check on the MH.**