

**Walden Woods Conservancy  
Committee Reports  
June 2022**

**Communications: (Peter D.)**

the email system notices@waldenwoodsct.com will be discontinued. The exact date is to be determined. All residents will be advised.

Elite has offered to send out messages via their portal system. It has all the capabilities of the present notices system.

The biggest change will be that directors and committee chairs who want to send out notices, agendas, etc. will have to work within the confines of Elite's operating hours.

Why the change:

1. We can no longer get volunteers to run the existing system.
2. More and more, residents are replying to notices rather than contacting Elite for property management issues.
3. Many of the messages going out via notices originate from Elite in the first place.

The Communications Committee will continue to maintain the website [www.waldenwoodsct.com](http://www.waldenwoodsct.com) and the Zoom set up.

Peter DeBisschop

**Documents: (Cori W.)**

The Documents committee has one project left which is to complete the Rules documents and help the Board to get ready for Notice and Comment. The Board has completed its review of the Main Rules Document. I believe Theda is working on that finalized document which then needs to have some of the changes the Board made reviewed by Counsel. There are some other documents including Maintenance Standards and Collection policy that are still pending Board review. The goal is to have this project completed and the updated rules in place by the end of the year. Cori Webber

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

The Meeting House Committee met this past Tuesday. Here are notes from that meeting.

- We filled in the Before/After Volunteer calendar for the remainder of the year.
- Roland noted that the water heater has recently been replaced and an annual maintenance contract is now in place.
- Roland informed the committee that ADT has been approved to replace the security system. Installation dates still pending.
- MH questions/issues raised:
  - The bathroom and kitchen should be repainted. Peter said he has the paint already.
  - Should the ductwork be cleaned. It has probably never been done. Cost could be extensive.
    - Roland will ask Chris to have it inspected first.
  - Gutters (upper and lower) should be checked and cleaned if necessary.
    - Roland will ask Chris to have this done.
  - Consider power washing the outside of the MH.
    - Roland will ask Chris to have this checked out and, if necessary, added to the spring power washing schedule.

- Depending on the MH usage over the next couple of months, consider having the carpet deep cleaned in the fall.
- A discussion ensued over when people don't follow the rules. For example, the most recent rental didn't place the parking cones around the circle to prevent parking (no one did park there).
  - Roland will add a note in bold red on the rental document that reminds renters of their responsibilities and the ensuing fines if not in compliance.
- Question was asked about MH usage going forward for internal WW meetings. Because of pandemic fears and caution that is still around, some are reluctant to meet in person.
  - We are considering wi-fi for the MH. Peter did note that this is more complicated than it sounds, given the need for both video and audio coverage.
- Roland also noted that, with all of his other Council and Conservancy responsibilities, he would like to pass on the leadership of the Meeting House Rental Committee to someone else. If any of you are willing to take this on, it would be a great help. It is not very time consuming. Templates already exist for the various communications to the renters, as well as a simple "to do" checklist for each renter.

Respectfully submitted on behalf of the Meeting House Committee,  
Roland Bernier

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

There is nothing new to report this month.

**Standards: (Brenda N.)**

Standards Committee met on May 3rd via Zoom. There were two UOs in attendance, no questions were raised. Eight AAIs were reviewed in April, seven were approved and one was rejected. The rejected AAI involved a structural change without sufficient supporting documentation. There were no additional new or pending AAIs to discuss at the meeting. It was agreed to send out a request asking for new members – there are currently no Village or Ridge members on the SC.

Respectfully submitted,  
Brenda Nuhfer, Chairs

**Welcome: (Nina Pelc-Faszczka)**

There is nothing new to report this month.