

**Walden Woods Conservancy  
Committee Reports  
November 2018**

**Community Garden:**

1. The 2018 garden season has come to an end. All but two gardeners have completed their annual garden plot cleanup. Cleanup deadline has been extended to November 24<sup>th</sup> at 11:00 am due to the recent in-climate weather.
2. Water payment will be sent, from the Garden Committee, to the property management, so that it is applied for the water usage in the 2018 season.
3. Notice will be provided to all WW residents by January 1, 2019 regarding the signup period for a garden plot.
4. The Garden Committee will send the correspondence notice to both Walden Woods Communication and Elite Property Management.
  - A. Residents that subscribe to Walden Woods Communication will receive this notice on line.
  - B. Residents that are not signed up for email communication will receive a letter in the mail from Elite Property Management.

**Communications:**

Our general email system has 441 recipients. Our "open rate" averages 55%. That rate is considered quite good and is indicative of the community's interest in being informed. Our legal notices email system has 213 participants. Given some two email households, we believe our participation rate to be 50%. That means that 50% of legal notices must be sent by US mail.

**Documents:**

The Conservancy Board should remember that of all the rules changes or new rules voted on by the board in 2018, only one has been adopted. The change in the amount of fines for AAI infractions is the only rule that was given a Notice and Comment session; therefore it is the only one adopted. All others are still pending.

**Environmental:**

There is nothing new to report.

**Meeting House:**

The committee has nine members as we enter 2019. We should be able to cover all rental months.

**Recreation & Social Committee:**

November meeting held November 13, 2018

Ann reported on the event at Back East Brewery. They had about 12 people and had a great time. We will think about having another one next year and/or a visit to a distillery next year.

The *Pet First Aid Class* was cancelled. We will try that again in 2019.

Meetinghouse Decorating will be done on November 25<sup>th</sup> at 2:00 pm. Hopefully we will be assisted by the Meetinghouse Committee. We will also check the supplies at that time. (Water, plastic utensils, cups, napkins, plates, and craft things, kid gifts and juice boxes for Sunday)

The date for taking the decorations down is set for December 30 at 1:00 pm.

Holiday Parties:

Adult party will be held December 1<sup>st</sup> at 7:00 pm. We will meet at 10:00 am to setup.

Duties: Lynne - 2 boxes of wine, shrimp cocktail, candy canes, timer,  
Ken - beer (to be determined), 4 bags of ice, and music  
Linda will purchase paper goods  
Armstrongs - case of soda, ice bucket, 4 door prizes, case of water, snack bags and  
cupcakes for Sunday.

The children's party on Sunday starts at 2:00 pm, so let's meet at 1:00 pm to set up.

Please let me know of any additions or corrections.

**Standards:**

See attached.

**Welcome:**

October 18, 2018 to November 20, 2018

Welcome Letters Sent: 2

1 Duplex (Owner)

1 Village (Owner)

Visits: 4

3-Duplex (2 Owners; 1 Renter)

1 Village (Owner)

Visits to be Made: 3

1 Duplex (Owner)

1 Townhome (Renter)

*I have no contact information for the above.*

1 Ridge (Owner)

No Visit Made/Retired from Our List: 1 (Townhome Renter)

- *CWD did not submit a Contact Information Form (which is supposed to be mandatory), and we therefore have no contact info. Renters themselves did not return the Welcome Committee's contact form included in their welcome letter.*

To: Walden Woods Conservancy  
 From: Cathy Miller  
 CC: Lynn Fitzgerald, Elite Property Management & Standards Committee  
 Date: 11/16/18

Agenda Items for the Board Agenda

- 31 KNWD – HO replaced 2 windows on the front of the home without an AAI. Additionally, the windows are non-standard without mullions. A fine of \$200 should be issued and the windows replaced. Had the HO filed the proper paperwork, SC would not have approved the non-standard windows (sliders vs. standard) and ensured the mullions would be included.
- New or updated rules for the ponds and dumpsters below.
- Standards Committee changes: Alyce Lacey has volunteered for the VC opening and we are seeking approval. Townhome spot remains open & we are working with Peter to solicit replacements.

**Subsection 15.3 – Recreational Use of Ponds Is Prohibited.** The Small Pond is located between the swimming pool and the parking area north of Walden Meadow Road.- The Large Pond is approximately 2.2 acres located southeasterly from Walden Meadow Road and between Marble Faun Lane and Scarlet Lane. Recreational use of the ponds is prohibited.

Prohibited activities include:

- ice skating
- ice fishing
- fishing
- swimming
- wading
- boating propelled by engines or motors
- boating by paddles or oars

**Subsection 4.14: Dumpsters, Moving/Storage Containers**

This rule applies to all councils.

Commercial dumpsters and Moving/Storage Containers (example: PODS, U-Pack etc.) are allowed:

- Only after AAI submission and approval
- AAI must indicate expected removal date
- Must be placed in the driveway of the unit and must not be placed on any other common or limited common element.

The unit owner is responsible for repairing any damage caused by the placement of the dumpsters or moving/storage containers.