

**Walden Woods Conservancy
Committee Reports
October 2018**

Community Garden:

The garden season is coming to an end. A dumpster will be delivered by Russo Landscapers on November 1st for approximately 2 ½ weeks for the use of the garden debris.

Communications:

Nothing new to report.

Documents:

Several proposed rules and rule changes are pending. They will be incorporated into the Rules Document after Notice and Comment, assuming there are no changes.

Environmental:

The committee will hold a working meeting in early November to do routine tasks on the trails and pond area.

Meeting House:

The Meeting House Committee is happy to be able to say we have two new volunteers. Brigida Dora and Linda Yelmini have agreed to be on the committee and will cover the months of April and June 2019 for rentals. That leaves us with just July and December to cover. Other members are Pam Jones, Matthew Abraham, Kathy Larkin, Marlene Towers, Rena Lyons, Roland Bernier. Supplies are stocked for the holiday parties. The rug was spot cleaned.

Recreation & Social Committee:

Our October meeting was held 10/5/18. All were in attendance.

- We filled the grocery bags with the flyers for the food drive and divided them up for distribution. We will deliver the bags to the neighborhood on Oct 14th.
- On Oct 20th we will meet at the pond patio at 10:30. Shayne will bring cider and donuts and Lynne Will bring waters. After collecting the bags we will proceed to the Windsor Food Bank at noon.
- Our other event for October is the tasting at Back East Brewery in Bloomfield on the 18th. Ann is heading this event.
- November events:
- Pet First Aid at the meetinghouse on Nov 10th at 1pm presented by resident Walter Piszchala.
- Decorating the meetinghouse for the holidays - Sunday November 25th.

Standards:

See attached.

Welcome:

September 22, 2018 to October 17, 2018

Welcome Letters Sent: 5 (3 Owners; 2 Renters)

2 Duplex (1 Owner; 1 Renter)

2 Townhome (1 Owner; 1 Renter)

1 Ridge (Owner)

Visits: 6 (4 Owners; 2 Renters)

1 Duplex (Renter)

4 Townhome (3 Owners; 1 Renter)

1 Village (Owner)

Visits to be Made: 5 (2 Owners; 3 Renters)

2 Duplex (1 Owner; 1 Renter)

2 Townhome (Renters).

- *One of these has not submitted their Lease and Contact Info Form and the other has not provided their Contact Form so we have no way of contacting either one to schedule a visit.*

1 Ridge (Owner)

Visits Declined: 4

4 Townhome (Renters)

- *One responded but explained they had no time for a visit; 3 did not respond to several attempts to schedule a visit.*

Walden Woods Standard Committee October Report

To: Walden Woods Conservancy

From: Cathy Miller

CC: Lynn Fitzgerald, Elite Property Management & Standards Committee

Date: 10/10/18

Agenda Items for the Board Agenda

- 104 Pond Bridge – Fine \$200 for roof replacement without an AAI
- New or updated rules for the pool, ponds and dumpsters below
- Standards Committee changes: Townhomes representative resigning immediately. Cathy Miller, Lynn Fitzgerald resigning from effective 12/31/18. Working with Peter to solicit replacements.

Pool:

Subsection 13.1 – Limitations on Use. The maximum bathing load of the pool is 72 persons. The pool, pool area, showers and cabanas are for use by residents of Walden Woods. Guests are permitted to use facilities when accompanied by a resident. The Conservancy Board reserves the right to restrict the use of the pool to residents only at any time. The Conservancy Board reserves the right to restrict the number of guests per residential unit at any time. Pool parties are not permitted, with the exception of those sponsored by the Social and Recreation Committee that are open to all residents. Residents must limit the number of their guests so as to allow residents, or residents with one or two guests, access to the pool. Violation of any pool rule shall serve as grounds for the immediate suspension of pool rights.

Subsection 15.3 – Recreational Use of Ponds ~~is Limited~~. 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.

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
- Cannot be placed on any common elements

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