

**Walden Woods Conservancy
Committee Reports
October 2017**

Community Garden:

Nothing to report.

Communications:

Thanks go to Ruth Johnson who maintains our email list at waldenwoodsct@gmail.com. That is no small task given sales, purchases, and rentals in our community. Michele Mumford at Elite deserves thanks as well for her efforts to maintain waldenwoodsctlegalnotices@gmail.com. About 50% of unit owners use this method of receiving legal notices required by our Declaration. We wish that number would grow.

Documents:

The effort to get boundaries agreements returned continues. Directors are asked to support.

Environmental:

The Environmental Committee has restored the sitting bench that was dedicated to former board member who passed away while serving on the board of directors some years ago. The bench will be returned to its home which is on the yellow trail just south of the small bridge on the trail. It overlooks the pond.

We hope it doesn't become damaged with graffiti and such again. It's a memorial bench and should be treated with respect and reflect the wishes of the family who ask that it be available for everyone to sit and reflect life's wonderful nature system we have here at Walden Woods.

Your Environmental Committee

Meeting House:

The effort to get boundaries agreements returned continues. Directors are asked to support.

Rec & Social Committee:

Diwali Celebration - this was a great event. Had about 70-75 people. The food was catered and provided by the Indian community. There were dancing demonstrations and dress-up in sari's. Everyone felt the earlier time was a good change. Thank you to all who participated and assisted.

Food Drive - The bags and flyers were distributed. The community was divided up as follows:

Villages on the Knoll and Villages on the Green - 72 units = Shayne

Townhomes = Lynne

Rhodora -exclude empty units of 17,21,27,28,34

Jacobi

Last Leaf

Scarlet - 88 units

Duplexes = Armstrongs

Scarlet - 24

Marble Faun - 37 - exclude empty units of 21,33,43,44
Dunbar - 9
Haskins - 22 - exclude empty unit 1

Ridge = 30 = Ken
Mercer
Pond Bridge and the street off of it
Woodmoor = Ken
Pierce - 30
Hawthorne - #'s 508,514,522,526,530
Thoreau - 12
Mercer - #'s 327,323,319, 324
Lochview - 1

We will distribute the bags over the weekend of Oct 21st.

Pick up will be on Oct 28th. We will meet at the Pond patio at 9:30 am, weather permitting. If not it will be at the Meetinghouse. Coffee, cider, water and doughnuts will be provided. (Shayne = coffee and doughnuts, Lynne = cider, water and cups).
Then we will proceed to the Windsor Food Bank at noon.

Nov 3rd we have a Happy Hour scheduled from 6-8 at the meetinghouse. Pizza will be provided. Everything else will be brought by the guests.

Saturday, Nov 25th we will have a Decorate the Meetinghouse for Christmas. I will send out an email extending an invitation to the community to come and help.

Santa Dave is all set for the children's party and paid for.

Next meeting is Tuesday, Nov 14th. We will discuss the decorating and the Holiday parties. Also we will start discussing ideas for 2018 (Zocco night, Happy Hours, Bunco Party).

If anyone else can help with the food bag distribution please let me know.

Let me know of any corrections or additions.

Thank You all!!

Lynne

Standards:

Fine Recommendations

- 334 Mercer – HO has installed Solar Lights around walkway in front without an AAI. Elite contacted the HO to remove them but they remain. SC is recommending fines in the amount of \$175 in accordance with section 31.2 of the Rules document (see appendix), itemized as follows:

- | | |
|---------------------------------------------------|----------------------|
| (a) Failure to obtain AAI when required to do so: | \$100 per occurrence |
| (b) Beginning work before receiving AAI approval: | \$75 per occurrence |

- 11 Aster – HO has two different color shingles on the roof. Elite has contacted the HO who has not responded. Therefore, the SC is recommending fines in the amount of \$175 in accordance with section 31.2 of the Rules document (see appendix), itemized as follows:

(a) Failure to obtain AAI when required to do so:	\$100 per occurrence
(b) Beginning work before receiving AAI approval:	\$75 per occurrence

- 1 Picket Lane – HO painted front door and shutters without an AAI. SC is recommending fines in the amount of \$175 in accordance with Section 31.2 of the Rules document (see appendix), itemized as follows:

(a) Failure to obtain AAI when required to do so:	\$100 per occurrence
(b) Beginning work before receiving AAI approval:	\$75 per occurrence

Rule Change Request

SC received a request from the Village Council to review and provide input on a Rule change regarding Subsection 25.14. SC did review and agrees with the recommendation of the Village Council.

AAIs processed since last reporting period:

- 145 Morning Glory – Approved
- 342 Mercer – Approved
- 503 Hawthorne – Approved
- 6 Rhodera – Declined exterior vent – Based on Section 5.2
- 334 Mercer – Declined plantings outside of LCE – Based on Rules Subsection 4.9, Section 6 Subsection 6.2, Subsection 25.3, 25.13 and 25.14. Recommend HO file new AAI asking to have the shrubs planted inside the LCE.
- 20 Ivy Lane – Approved
- 22 Ivy Lane – Approved

AAIs in process:

- 76 Pierce - Deck
- 136 Pierce – Driveway expansion & shed
- 38 Knollwood – Paint front porch

Inquiries to Elite for Questions or Investigation:

- 76 Pierce Blvd – Deck AAI
 - Questions regarding the proposed deck
- 136 Pierce Blvd
 - Resolution of Juliette Balconies
 - Information regarding the AAI for a shed and driveway expansion

- 11 Aster
 - Gas can next to house, residence in need of power washing, rope hanging off back stairs.
- 334 Mercer
 - HO has installed solar lights around their walkway without an AAI & a dumpster has been in the driveway for several months.

Next meeting is 11/16/17

Welcome:

September 20 – October 17, 2017

Welcome Letters Sent: 2

1 Village (Owner)

1 Woodmoor (Owner)

Visits: 6

2 Duplex (1 Owner; 1 Renter)

2 Townhome (1 Owner; 1 Renter)

1 Village (Owner)

1 Woodmoor (Owner)

Visits to be Made: 3

1 Duplex (Renter)

1 Townhome (Renter)

1 Woodmoor (Owner)

Pat Tanner from the Village Council has volunteered to be on the Welcome Committee.