

Walden Woods Conservancy Committee Reports September 2021

Communications: (Peter D.)

The Zoom license has been renewed for another year. It is available for council meetings, committee meetings, book club, etc.

A fourth and last email message was sent to those who have not voted for the declaration and bylaws. The campaign will have to shift to door to door, organized by the board.

The Communications Committee reminds Elite and the Welcome Committee that they are the two sources for obtaining email addresses. Communications will keep the email lists up to date as information obtained from Elite and/or Welcome.

Documents: (Cori W.)

The Documents committee was given comments on the Rules draft from Attorney Ryan. We have scheduled a meeting to go over his comments and get those documents finalized for the Board to review the first week of October. As a practical matter there is no hurry to complete the Rules project until the Community gets the signatures for the pending Declaration and Bylaws as drafted; approved by the UO's. The Committee was under the impression that the canvas for the pool documents would also ask for signatures on the pending Declaration and Bylaws documents, which did not happen. It seems I was the only canvasser who did both sets. Perhaps the same committee that was so successful with the pool documents could work on making sure that UO's consider submitting their votes on the changes to the documents that were expensive, time consuming and necessary to keep our community legally current. We ask that the Board prioritize the passage of the new Declaration and Bylaws as soon as possible

Meeting House:(Roland B.)

- The MH electronic lock on the side door is malfunctioning. A work order has been issued to our locksmith to repair this.
- I received an inquiry to rent the MH and pointed them to the WW website for complete information and rental form. I also added a number of Covid-specific rules to what we already require. I have not yet received notification that they are proceeding with the rental.

Recreation & Social Committee: (Michelle K.)

There is nothing new to report this month.

Standards: (Jill L.)

Standards met on 9/7 via Zoom. Two new members were welcomed - John Keeler (Duplex) and Keith Robinson (Ridge).

A townhome unit owner addressed the committee regarding a commercial van that has been parked at 15 Rhodora Ln. since February. While this is not an standards committee issue, because of the lack of adherence to the Rules, I have discussed this issue with the Property Manager. He advised me that the

UO has been advised (in writing) that he/she has until the end of September to remove the vehicle or be subject to fine.

Another unit owner from the Village brought to the attention of the committee various violations at 334 Mercer. The UO has placed plastic flowers, a statue, and pieces of plastic fencing in the landscaping beds in front of the unit. Until recently, there were two large bundles of plastic covered material in the driveway which have now been removed. I spoke to the PM about this and he will visit this unit and advise the UO that such items are in violation of the Rules and must be removed or be subject to fines.

A Townhome UO who is renovating her basement and adding a bathroom advised that the Town of Windsor requires that a fan be installed in the bathroom and that the contractor wants to cut a hole in the outside wall. We advised her that this was not permissible, and that SC had previously denied an AAI requesting this. It was suggested that she discuss this with her contractor with a goal toward reaching a satisfactory solution to this problem as it was noted by at least one other SC member that other units have had basement bathrooms installed without the necessity of having to pierce the outside wall.

A new secretary was elected precipitated by the departure of Theda Marinelli from the SC. Theda has agreed to help in the transition for at least the next couple of months. She has been a hard-working dedicated member of the SC for many years and we as a community owe her a huge debt of gratitude.

SC is in the process of developing a color chart for the Ridge that is in the process of verification. Once that has been done, it will be on the agenda of a future meeting and if approved will be sent to the Board for approval. If it is adopted, then the Communications Comm. will be instructed to post it on the WW website.

Three units had roof replacement without AAI approval. One was an emergency situation, and an AAI was filed after the fact and that matter has been closed. The other two were also sent letters advising them that they should file AAIs or be subject to fines. The deadlines have passed, and the PM has been instructed to fine each UO \$200.

Fall reminders were emailed to all UOs - one to Woodmoor and Ridge UOs and a separate notice to Village, Townhome and Duplex UOs. Each reminder was tailored to those councils. I have been advised that of the 107 notices sent to Woodmoor/Ridge UOs, 54 were opened. 283 TH, Duplex and Village notices were sent and 159 were opened. The purpose of the reminders were to draw attention that generally, any exterior repairs or modifications to any unit that can be viewed from the street needs AAI approval. Evidenced by the number of unopened emails, it is clear that many UOs either are unaware of the Rules and the Declaration requirements or simply choose to ignore them. The Standards Committee works very hard to assure our community maintains its high standards leaving us with very little leverage - letters of admonishment and ultimately fines.

Welcome: (Ruth J.)

Welcome Letters or Emails Sent: 2

Duplex Council: 1 Owner (former CWD renter) - congrats email

Village Council: 1 Owner - a 2nd, updated letter was sent to owner whose 1st welcome letter was returned as undeliverable (hadn't moved in yet.)

I'm very happy to report that we have four new members of the Welcome Committee:

Corinne Baker, Ridge Council

Linda Howell, Duplex Council

Jill Lambert, Woodmoor Council

Nina Pelc-Faszczaz, Village Council

We will be meeting soon to elect a new chair.