

Walden Woods News

August 2006

MEETING HOUSE RULES CHANGED TO ALLOW MORE USE

The Conservancy Board of Directors has approved a change in our Meeting House rental rules as proposed by the Meeting House Committee in conjunction with a request from the Recreation and Social Committee.

The Meeting House may now be rented for social events such as showers, receptions, meetings, cultural activities, **children's parties and high school graduation.** Alas, stag parties are still not permitted and the Conservancy still reserves the right to refuse the rental of events that are deemed to be inappropriate to the Meeting House.

As always, individuals renting the Meeting House must either be a Walden Woods homeowner or be sponsored by a Walden Woods homeowner. Additional rules apply and are available when requesting a rental from the Meeting House Committee Chairperson, Bette Harner, 688-4886, bhnanas9@aol.com or anytime at our community's website, waldenwoodst.com.



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WALDEN WOODS NEWS is a monthly publication produced and distributed by homeowner volunteers for the edification and enjoyment of all Walden Woods homeowners. Questions, ideas and news contributions may be submitted to any member of the Communication Committee: Bob or Polly Ellis (688-5949), Ruth Johnson (688-5128), or Joe Sikora (219-0713).

ASSESSMENT IDEA DROPPED

As you may remember, the Village Council Board of Directors was considering a special assessment as a means of paying for the replacement of the remaining wooden fences rather than using the reserve fund. The purpose of the assessment was to allow us to replace the fences in one year rather than follow the existing three-year schedule and to avoid an expected increase in material costs.

The Board has decided, however, to forego the special assessment because the amount of the assessment (\$1,000 - \$1300 per Village Council homeowner) could not be offset by a suitable **decrease** in current reserve contributions that would appeal to homeowners expecting such a decrease. It was determined that any decrease over \$15 a month would adversely affect the reserves needed for future expenditures (road repairs, driveway replacements, tree trimming, etc.).

If you are a Village Council homeowner with concerns over the condition of your fence or the rising cost of material, you may still have your fence replaced this year at your own expense rather than wait your turn in the three-year schedule. Your out-of-pocket cost will be reimbursed to you at the time your fence would have been replaced if you had waited. Contact Frank Goeckler at Elite Management (frankgoeckler@snet.net or 1-888-666-8300) if interested.



THE GREAT DOG-POOP DEBATE



Forgetting that it's against a town ordinance as well as our own Walden Woods Rules*, should a dog-owner have the right to walk his or her dog without being burdened with the underwhelming responsibility of picking up the dog's waste? From physical evidence and

actual sightings of dog walkers caught in the act (or non-act), there are apparently a few dog owners in our community who think so. Herewith are the arguments for and against the possible issue of whether or not freedom of dog poop pickup should be considered as an amendment to ordinances and rules established by the citizens of our community.

Against: The damn stuff is ugly, smelly and unsanitary and reflects on the cleanliness and intelligence of the entire community. How hard can it be for the dog owner to use a small plastic bag to pick the waste up and dispose of it back home? Does the dog owner's right to be apathetic outweigh the community's right to live in a clean environment?

For: The dog owner may find the task displeasing and undignified. Besides, the waste will decompose and disappear in a month or so.

Conclusion: Duhhh! If you want to live in our community, you must abide by its rules as well as town ordinances or you are subject to a fine. If you want to change the ordinances, talk to the Mayor. If you succeed there and still want to change our rules and allow dog poop to be a part of your community's scenery, all you need to do is get 75% of the homeowners in Walden Woods to agree with you. Good luck!!!

*** RULES Section 5.3 – Pets.**

- (a) Remove **immediately** all of your pet's droppings that occur on landscaped areas, roadways, paved areas, sidewalks and hiking trails.
- (b) When walking your dog, use and have in your possession a pooper scooper, plastic bag or other clean-up aids.
- (c) Restore or repair any damage caused by your pet.
- (d) Do not allow your dog to roam.
- (e) Do not tie up an animal outside a Unit or building. ☀

SPECIAL NOTE: ALTHOUGH NOT COVERED IN THE RULES, SHOVELLING WASTE DOWN A STORM SEWER IS ALSO A BIG NO-NO!!! THE CHEMICALS FROM THE WASTE AND MAYBE THE WASTE ITSELF COULD EVENTUALLY END UP IN WALDEN POND.

TAG SALE

By the time you read this, it will be too late for you to sign up to participate as a seller in our community-wide tag sale **on Saturday, August 12th from 9 to 3PM**. It is not too late, however, to join in the fun and participate as a buyer.

Attached to this newsletter is a map showing the locations of the 29 homeowners who are selling the treasures they've kept hidden in their attics, garages or basements all these years. Saturday will be an opportunity for you to visit these sites and add to your collection of valuable books, tools, jewelry, glassware, furniture, games, etc., etc.

Special Note to Non-Participating Homeowners:

For six hours this Saturday, there will be an extra amount of traffic through and about Walden Woods that may pose an inconvenience to you or irritate you in some way. The event coordinator, Ruth Casagrande, and her committee are doing everything they can to minimize traffic congestion and confusion with map handouts and direction signs, but realize that your tolerance threshold may at times be tested. On behalf of Ruth and all the homeowners who are participating, we ask for your indulgence and thank you for being patient and understanding neighbors. ☀



VOLUNTEERS FROM THE RIDGE COUNCIL ARE STILL NEEDED TO SERVE ON THE WELCOME COMMITTEE AND THE STANDARDS COMMITTEE. PLEASE CONTACT JANET TERKILDSSEN 683-1239 AND/OR RICK ERICSON, 683-8999 IF YOU WOULD LIKE TO HELP.

THE SAGA OF WALDEN POND

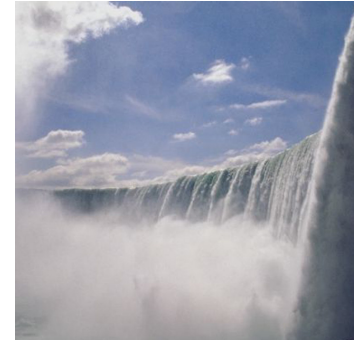
by Warren Johnson, Environment Committee Representative


The May Walden Woods News reported on our efforts to get Walden Pond cleaner by asking the State Department of Environmental Protection (DEP) to enforce regulation of Unisource's storm water discharges into the south end of the pond. As of the end of July, DEP reports that it has not yet determined whether or not it has any regulatory control over Unisource. DEP indicated that it has no power to regulate the rate of runoff from the Unisource property and can only regulate the water quality of the storm water runoff if the industrial property has five or more acres of impervious surfaces (e.g., roofs, parking lots and sidewalks). Unisource claims that its building covers three acres and that it is conducting a study to determine the acreage of its other impervious surfaces.

If the total is at least five acres, DEP will do periodic inspections and require Unisource to perform regular catch basin cleaning, parking lot and street sweeping, and the inside storage of pallets and other items that could degrade storm water quality. This DEP regulation would be very helpful in cleaning up Walden Pond and maintaining better water quality.

If the Unisource impervious acreage is less than five acres, DEP will enforce not regulate the Unisource site. However, during its inspection of the Unisource property, DEP discovered a buildup of sediment in

Unisource's catch basins that Unisource agreed to clean. This will provide an immediate improvement of water quality flowing into Big Walden Pond but, unless repeated annually, the effect will be temporary.



Our best hope for significant and long-range solutions to industrial storm water problems appears to be with the Windsor Inland Wetlands and Watercourses Commission (IWWC). When the Unisource application for correcting the problems is filed next month, the Walden Woods Environmental Committee will be looking to see if it includes a retention area, one or more swirl separators and one or more oil/water separators. These are the corrective measures supported by the Windsor Wetlands Agent. **A good attendance by Walden Woods residents at the fall meeting of the IWWC when the Unisource application will be considered is something we can do to support the Agent's efforts and improve our quality of life.** Look for updates from the Walden Woods Environmental Committee in future issues of your Walden Woods News. 

WINE TASTING PARTY IS ON




The Recreation and Social Committee recently announced that a sufficient number of homeowners have expressed interest in attending the wine tasting party to warrant having the event.

There's still plenty of room in the Meeting House, however, for additional homeowners to join the party on **October 14th from 7-10PM.** **If you are interested in learning about and sampling a variety of wines, socializing with your neighbors and spending a pleasant Saturday evening listening to some nice music, contact Jan Moller (683-0254, moller@comcast.net or Cori-Lynn Webber, 285-8433, cwebberesq@conversent.net.**

All it takes to have what promises to be an enjoyable and educational evening is a \$5 donation. And, if you find a particular wine that you enjoy, a representative from Bert's Spirit Shoppe will be on hand to take your order.

According to Jan, our resident wine connoisseur, the following wines offered by WAL-MART will not be served to attendees at the party:

- Chateau Traileur Doublewild
- Nascarbernet
- Peanut Noir
- Blue Light Special Nun
- I Can't Believe It's Not Vinegar
- World Championship Wriesling
- Nasti Spumante 

DATES TO REMEMBER

- Sat, August 12th** Community Tag Sale
9 am- 3 pm (Ruth Casagrande, 688-9504)
- Sun, August 27th** Rock Cats Baseball Game
@ 1:30pm at New Britain Stadium
 (Janet Terkildsen, 683-1239 or
 Jan Moller, 683-0254)
- Mon, Aug 28th** Village Council Board Meeting
@ 7:30 at the Meeting House
- Wed, Aug 30th** Conservancy Board Meeting
@ 7:30 at the Meeting House
- Sun, Sept 10** Golf Outing at Traditions
@ 1 pm (Bob Ellis, 688-5949)
- Sat, Oct 14th** Wine Tasting Party
7-10pm at the Meeting House
 (Jan Moller, 683-0254 or
 Cori-Lynn Webber, 683-1525)

GOSSIP COLUMN

Last year Jackie Bordonaro up on Pond Bridge replaced all the windows in her and John's house with those expensive double pane energy efficient kind. Yesterday, she got a call from the contractor who installed them. He was complaining that the work had been completed a whole year ago and he had yet to be paid. So Jackie told him just what the smooth-talking salesman had told her last year, namely that in just one year the windows would pay for THEMSELVES.

Jackie said there was only silence at the other end of the line, so she finally just hung up. He didn't call back.

POOL COUNT

Last month, we reported that, according to the log maintained by the Pool Attendants, there were 220 people who used the pool during the month of June. June was an especially wet month, however, with 15 days of bad weather. In July, there were only 8 unusable days (bad weather, broken pump, etc.) and a whopping total of 540 people visited the pool area. Considering only the usable days, the average daily usage for July was 23.5 people, an increase of 81% over June.

COMINGS AND GOINGS

GONE: Sean and Tracy O'Brien, 108 Pierce
ARRIVED: Jeremy Lingenfelter and Sara Dever

GONE: John and Carrie Cardascia, 424 Pond Bridge
ARRIVED: George and Marcia Milward

ARRIVED at 22 Scarlet Lane:



Meet Bonnie and Winston Farmer, Walden Woods newest residents and the first occupants of a Duplex Council home in Country Walk. "Win" is a sales representative for Johnson and Johnson Vision Care, loves to

write and is working on a non-fiction, faith-based book in his spare time. Bonnie has her own in-home business doing marketing research for corporations and lists Friendly's as one of her primary clients. - She enjoys baking and spends most of her spare time spoiling Win and raising their 16 year old daughter, Rebekah who will be a senior at Pioneer Valley Christain School in Springfield. Win and Bonnie lived in Springfield for 18 years before moving here in July and have two other grown daughters still living in the area.

GOLF OUTING

This is your last chance to sign up for a fun-filled and rewarding Sunday afternoon of golf with your neighbors. **The deadline for reserving your place in the September 10th outing is August 15th.**

In case you've been vacationing in Des Moines, the outing will consist of an 18 hole scramble tournament of assigned and equally matched foursomes, gift packages, box lunches, prizes for skill and luck, and a chance at a sensational door prize. All for \$45. Contact Bob Ellis, 688-5949 or pollyandbob@sbcglobal.net

Never be afraid to try something new. Remember that a lone amateur built the Ark. A large group of professionals built the Titanic.