

Walden Woods News

December 2006



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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).

SIGNS OF THE TIMES

All of a sudden, we've got signs. Besides the street signs we installed earlier this year on the Knoll, we've now got traffic signs around the Walden Meadow/Lockview Circle that tell us which way to drive and when to stop, we've got signs along Walden Meadow that warn our dogs about proper habits, and for those occasions when someone tells us to "take a hike", we've now got signs that give us the specific locations of where to go to do so.

It may seem like Walden Woods is beginning to look like New Jersey, but all of these signs, approved by our Conservancy Board of Directors after careful review,



are intended to help improve our safety, health or quality of life. Hmm? No, no, as far as we know, there are no plans to install any billboards or Burma Shave signs along Walden Meadow Road.



ANNUAL HOMEOWNER'S MEETING

IT'S BUDGET APPROVAL AND ELECTION TIME! Just in case you haven't read your mail lately, you should know that **all Walden Woods homeowners (yessss, that includes Country Walk homeowners) are invited to attend the Annual Homeowner's Meeting at the Meeting House on Monday, December 18 at 7:00PM.** If you're at all concerned about the ongoing quality of life in Walden Woods, you should make a point of attending. Those of us who do attend will take part in two very important events that have a lot to do with the who, what and when of how our community will be managed in 2007. The first thing on the agenda will be a vote on the Conservancy Board approved 2007 budget, a copy of which we all recently received in the mail. The budget will be ratified unless 75% of all homeowners – either in person or by proxy – indicate their disapproval. .

We will also elect those homeowners that we want to serve on the Board of Directors for our individual Councils for next year. Those Directors will in turn serve as our representatives on the Conservancy Board that makes all the decisions regarding budget, policy and procedure matters affecting the entire community. The terms of all seven Directors currently serving will be ending in December. All but two of those Directors (both from the Village Council) have volunteered to continue to serve – pending the approval of the attending homeowners from their respective Councils. Village homeowners will be electing two replacements on their board while homeowners from the Townhome Council will be electing their very first Council Director.

VANDALS in WALDEN WOODS!

It was just a matter of time before our once isolated community became exposed to some of the problems inherent in other larger communities. **Sometime, somehow, from somewhere, we've apparently attracted vandals.**



In addition to our infamous meeting house incident a couple of years ago, we've had to deal with pool furniture being thrown into the pool, broken sprinkler heads, missing signs, a firecracker attack and other incidents involving private property. Now we've got somebody with wire-snippers who thinks lighted holiday decorations look better without lights. Hopefully, these are isolated incidents and don't reflect a trend. Hopefully these are not the acts of residents. But in any case, we have to be alert that the vandals are around.

The police have already been called several times to investigate damage to our property and are aware that we may have a potential problem here. There is, however, only so much the police can do. What WE can do is start practicing being good neighbors by being alert and reporting any suspicious behavior or suspected trespassers to the authorities. And while it may be unfair and considered profiling, it wouldn't hurt if parents reminded their kids of the expense and other potentially serious consequences of "pranks" being pulled on their neighbors.

Some consideration is being given to organizing a "Neighborhood Watch" program in cooperation with the police. More to come on this later, but in the meantime, please keep an eye on your neighbor's property as well as your own. Thanks.



VILLAGE FENCE REPLACEMENT LIST

In an effort to avoid a repeat of this year's misunderstanding with the fencing contractor, the Village Council Board of Directors is going to provide the contractor with a list of the specific fences to be replaced in 2007. Board members Rick Ericson and Joe Sikora along with homeowner Skip Kroll did a recent walk-around to assess the condition of the remaining 34 wooden fences on the Knoll to determine which fences required the most immediate attention. As a result, **the following 12 fences will be replaced with vinyl fences in 2007:**

Aster Place #s 10, 11, 12, and 14
Heather Way #s 120 and 123
Ivy Lane #s 20, 21, 23, and 26
Knollwood North #s 38 and 39

In addition, the Directors also established a tentative "pecking order" list of the fences to be replaced in

2008 and 2009 based on their current condition. **This following replacement schedule, however, is subject to change dependent upon another review of fence conditions next year.**

2008

Ivy Lane # 22 (reimbursement only; fence already replaced at owners expense)
Knollwood North #s 30, 34, and 36
Morning Glory Court #s 141, 143, 144, and 146
Primrose Lane #s 131, 133, and 136
Sagewood Lane # 43

2009

Heather Way #s 121 and 124
Knollwood North #s 32, 33, and 35
Primrose Lane #s 130 and 134
Sagewood Lane #s 40, 42, and 44

BALL FIELD UPDATE

Things are looking up for a possible springtime inauguration of the ball field on the Parcel C recreation area. The pitching mound has been reduced, the field re-seeded and the infield reconstructed to make it more playable. In addition, the Conservancy Board of Directors approved a one year, \$6,000 contract with Russo Landscaping to maintain the field. Whether the contract is renewed and whether the field remains will depend on how much it's used in 2007. Seems fair.

NEW AAI PROCESS

The process for obtaining approval of any external changes you want to make to your property is changing effective January 1st. The review and approval function previously performed by the Standards Committee will now be handled by the Property Manager and your Council Board of Directors. If you want to make an external change, you must submit your completed Addition/Alteration/Improvement (AAI) form to our Elite Management representative, Frank Goeckler. Frank will review the request to identify any obvious conflicts with existing standards and make his recommendation to the appropriate Council Board for final approval. If the request is rejected, you

may still appeal the decision to the full Conservancy Board of Directors. Completed AAI forms should be sent to Frank at

Elite Property Management
10 Melrose Drive
Farmington, CT. 06032
E-mail: frank @epmlc.com
Telephone: 860-678-8300
or 888-666-8300.
Fax: 860-678-9300

AAI forms are available through Frank, or on our website (waldenwoodsct.com) or through Bob Ellis, 688-5949, pollyandbob@sbcglobal.net.



UNISOURCE BECOMES A GOOD WALDEN WOODS NEIGHBOR

by Warren Johnson, Environmental Committee Chair

Since 1993, Unisource Worldwide Inc. has occupied the building, parking lots and lawns next to the southern boundary of Walden Woods. Its storm drainage contributes to the poor water quality of Walden Pond by depositing sediment and pollution as it flows into the pond through a channel on Walden Woods property.

In 2002, POWW, LLC (a group of Walden Woods homeowners) appealed a Windsor Inland Wetlands and Watercourses Commission decision regarding the construction of new homes (Country Walk) on either side of the pond. That appeal was aimed in part at securing Griffin Land and Town support to improve the water quality in Walden Pond. In 2003, the appeal was settled when the Town and Griffin Land agreed to work with our industrial neighbors to improve water quality from the industrial areas (principally the Unisource property) adjoining Walden Woods.



Since 2003, the Walden Woods Environmental Committee has been working with the Town to implement the settlement. The Committee is pleased to report that on December 5th, Unisource secured the Wetlands Commission approval of a Unisource plan to control the flow and improve the quality of the storm water drainage that will benefit the pond. Included in the approved plan are the rebuilding of three check dams, the lining of a portion of the channel with riprap, the channeling of parking lot runoff and the installation of a Stormceptor unit. The Stormceptor unit is designed to remove chemical, oil and solid pollutants and discharge a high quality of water into Walden Pond.

The Town Environmental Officer and the Town Engineer are optimistic about the positive effects these Unisource facilities will have on Walden Pond. Construction is planned for the spring and will be easily visible from the south end of the Boundary Walking Trail (the blue trail) at the bridge.



RECIPE FOR ROAST BEEF

- 1 large Roast of beef
- 1 small Roast of beef

1. Take the two roasts and put them in the oven at 350 degrees.
2. When the little one burns, the big one is done

HOLIDAY PARTY REPORT



Event Coordinators
Janet Terkildsen (left) and Bonnie Farmer

And a good time was had by all. For the third consecutive year, the Walden Woods Meeting House was the site of a gala event to celebrate the beginning of the holiday season. Good neighbors, good wine, good music and great food (prepared by the good neighbors) and some special door prizes all added up to a special evening. Well coordinated and hosted by Recreation and Social Committee members Janet Terkildsen and Bonnie Farmer, the party was attended by some 50 or 60 Walden Woods homeowners, all of whom took



advantage of the opportunity to meet new neighbors and renew old acquaintances. A quick scan around the room indicated all five Councils were well represented by happy homeowners with nobody complaining about the lack of snow this year.

DATES TO REMEMBER

Mon, Dec 18th Annual Homeowner's Meeting
@ 7:00 at the Meeting House
PLEASE NOTE EARLY START

COUNTRY WALK ARRIVALS

Teri McGehan, 30 Last Leaf Circle
John Foley & Barbara D'Amaddio, 18 Scarlet Lane
Diane Drew, 10 Scarlet Lane

NEW NEIGHBORS



Curious about all the noise and hubbub going on on the other side of the recreation area berm? Hmmmm? No, no, they're not building stadium seating for the baseball field. It's

actually the construction of two 50,000 square foot buildings to house our two new industrial site neighbors over on Day Hill Road. Robert Morris Associates is a company that assembles and distributes machine tools. The other building will contain a warehouse/distribution center for Walter Surface Technologies, a company that manufactures a chemical abrasive for metal surfaces. According to the town's Planning and Zoning Commission, the Fire Marshall and the Economic Development Director, neither company poses a hazard to our environment.



HOLIDAY JOKE

And the worst joke of the year is

A Russian couple was walking down the street in St. Petersburg the other night, when the man felt a drop hit his nose. "I think it's raining," he said to his wife.

"No, that felt more like snow to me," she replied. "No, I'm sure it was just rain, he said." Just as they were about to have a major argument, they saw a minor communist party official walking toward them. "Let's not fight about it," the man said, "let's ask Comrade Rudolph whether it's officially raining or snowing."

When asked, Comrade Rudolph answered "It's raining, of course," and walked on. But the woman insisted: "I know that felt like snow!"

To which the man quietly replied: "Rudolph the Red knows rain, dear!"

HAPPY HOLIDAYS TO ALL