

# Walden Woods Community News

September, 2014

## Documents Committee Update

The Documents Committee is charged with drafting a new Declaration and By-Laws, and updating the Rules Document. This work has been underway for more than a year. Updating the documents is critical because the 2005 documents reflect the rights and obligations of the developer. CWD's development rights have expired.

First drafts of the new Declaration, By-Laws, and Rules Documents have been submitted to the Conservancy Board. A special meeting is planned for October 7<sup>th</sup> for the Conservancy Board to review all three first drafts.

The process is far from over. The boundaries issue has to be finalized. Legal council will have to review the final drafts before they are eventually submitted to unit owners for a vote. A 2/3 affirmative vote of all unit owners is required for adoption. That will be well into 2015.

## Budget Matters

Did you know that when the Conservancy Board presents the budgets for the Conservancy and Councils in December there are actually two budgets (or one budget with two distinct parts, depending how you want to look at it.)

In years past the focus has always been on the next year's operating budget. That is, how much it is going to cost to run your Council and the Conservancy for 2015.

If there was any mention of capital spending out of the Reserves, it was usually relegated to a couple of foot notes at the bottom of the operating budget. That is a huge mistake since the future of Walden Woods depends much more on the Reserve Budget than it does on next year's operating budget.

This year the budget information you receive in November for the December Annual Meeting will include a spreadsheet showing the five year forecast for Reserve or capital spending projects for the Conservancy and for your Council. The spreadsheet will tell you how much Reserve money we are starting out with, what we will take in next year, what will be spent in 2015, and the estimate of the next four years. It is very important for the Village and the Ridge to do this every year because both are looking at aging roads. It is important for Duplex and Town Home so owners are aware of how much money is going to be needed in 10-15 years for roofs, decks, siding, etc. It is important for the Conservancy as the pool and the pool equipment will require maintenance over time.

## Pool and Tennis Court Lock Codes

Each year the codes for the pool door and the tennis court locks are sent to Unit Owners by Elite. They are sent by email for those who have signed up for [waldenwoodsctlegalnotices@gmail.com](mailto:waldenwoodsctlegalnotices@gmail.com). The codes are sent by US Mail to unit owners who have not signed up.

The codes are only sent to Unit Owners, so it is up to renters to request the code from their unit owner, be that CWD or another unit owner. If a Unit Owner misplaces the code, they will have to contact Elite. [waldenwoodsct@gmail.com](mailto:waldenwoodsct@gmail.com) will no longer be able to give you the code.

Elite is not in the office on Saturday or Sunday or holidays so please be sure to write the code down or save the email or letter. **Never provide the code to anyone else.** Guests are to be accompanied by the resident at all times.

## Reporting Problems with the Property

Report problems to Elite. Elite. Elite.

[Chris@epmlc.com](mailto:Chris@epmlc.com) or [Michele@epmlc.com](mailto:Michele@epmlc.com).

Problems should not be reported to Mark at Russo or any other Russo employee. You also should not contact your Council representatives with problems related to the property unless you intend to come to your Council Meeting or to a Conservancy Board meeting and use the Unit Owner's Forum.

For things to work properly, Elite has to issue work orders to Russo or any other contractor. If the "fix" is above a \$1,000.00 (unless it is a true emergency), Elite has to have Council Board or Conservancy Board approval. Your Council Directors are there to act as your representatives in governing the community according to the Declaration, the By-Laws, and the Rules. They are not there to take care of lawn problems, or deck staining, etc., unless things are repeatedly not being addressed by the management company. Then your best course of action is to raise the issue at your Council or Conservancy meeting.

## Annual Meetings

The **Annual Meetings of the Councils in September** to elect your 2015 Council Board Directors will take place just prior to your regularly scheduled Council meeting. For Duplex and Town Home that is the second Wednesday in September. For the Village that will be the fourth Wednesday in September. Ridge and Woodmoor will be advised of their meeting dates.

The purpose is to elect Directors for 2015 and then to elect the Council Chairperson and the Council Secretary. The point of holding the elections in September is to provide three months of transition with the 2014 Board which serves until the end of the Conservancy Annual Meeting in December.

The **Annual Meeting of the Conservancy in December** is when the 2015 budget will be ratified

for operating expenditures and capital spending from Reserves.

Elite will be sending information about the meetings very soon. A proxy form will be enclosed. If you would like to place your name in nomination, please contact [Michele@epmlc.com](mailto:Michele@epmlc.com).

## The Front Island..... Shock to Success!

Yes, when the damaged trees and plantings were replaced, the front island looked a bit smaller and shall we say, sparse and weedy. Thanks to Elite Property Management the contractor has been held accountable. He has returned and put down the proper mulch and the weeds are now under control. There is no question that it is going to take a couple of years to fill in, but it will, and it will be beautiful. Patience is a virtue.

We would like to thank Diane and Roland Bernier who transplanted many of the flowers from the front island to areas around the Meeting House.

Also, thanks go to Jill Levine for her work on the design and content of the island.

## Alterations, Additions or Improvement

The Standards Committee has taken a look at the AAI process and found that it was not working effectively.

Some Unit Owners do not bother to submit AAIs prior to making certain improvements. That causes problems down the road because others will replicate what someone else has done, not knowing that what they replicated was never approved in the first place.

Some Unit Owners do not bother to convey responsibility for certain AAIs to a buyer. A perfect example is landscaping beds that a Unit Owner received AAI approval to install. The Council or Conservancy is not going to mulch or maintain those beds. It is the seller's responsibility to convey

that responsibility to a buyer. That can be a surprise at a closing because that obligation will be included in the resale package.

The Standards Committee also found that the AAI process was often not carried through to the final stages of inspection and Letter of Compliance/Closing. The AAI form has now been revised to show a check off list of all the steps. Time limits have also been added. The changes are shown below. The complete AAI form is available at [www.waldenwoodsct@gmail.com](mailto:www.waldenwoodsct@gmail.com)

AAI  
Number: \_\_\_\_\_

*Date received from Unit*

Owner: \_\_\_\_\_

*Date reviewed by Standards*

*Committee: \_\_\_\_\_ (circle) At Meeting By*

*Phone Auto Approval*

*Date returned to Unit Owner:*

\_\_\_\_\_ (circle) Approval

*Rejection More Data Required*

*Date of any changes received from Unit Owner if*

*Applicable: \_\_\_\_\_*

*Date copy of Building Permit received from Unit*

*Owner if*

*Applicable: \_\_\_\_\_*

*Date Contractor Insurance Certificate received from*

*Unit Owner if Applicable: \_\_\_\_\_*

*Date Completion Letter or email received from Unit*

*Owner: \_\_\_\_\_*

*Date of Inspection: \_\_\_\_\_*

*By: \_\_\_\_\_ (circle) Elite or*

*Standards Committee*

*Date of Closing/Compliance Letter sent to Unit*

*Owner by Elite: \_\_\_\_\_*

## **It's a Small World – Submitted by Ruth Johnson**

The Walden Woods Welcome Committee occasionally holds a group welcome reception at the Meeting House to welcome new residents and provide information about Walden Woods and the Town of Windsor and to help acclimate newcomers to their new community and town. One such meeting took place on July 23, and several newcomers attended. One of the new residents, Lynn Delpha, had recently moved with her husband to a home on the Ridge, and she mentioned that she had come to the United States from the Phillipines at the age of 16.

I became very excited to hear about Lynn's cultural heritage as my daughter-in-law, Lanie, is also from the Philippines and loves meeting others from her home country. Not long after the welcome meeting, Lynn and Lanie met each other at our home to get acquainted. They each moved to the U.S. from around the same area of the Philippine Island of Luzon north of Manila, Lynn several years ago and Lanie almost 10 years ago. As their conversation progressed, many threads began to form a whole cloth: they both spoke the same language (Tagalog); their families lived in nearby villages; one family name was the same. When they discovered that a couple of first names and last names were identical, it suddenly struck them: Lanie's grandfather and Lynn's grandmother were brother and sister! And they were second cousins!!! Disbelief and shock soon became hugs and joy as reality set in. *(They have since checked with their families in the Philippines and confirmed their conclusions.)*

Thousands of miles distant, millions of Philippino citizens with only a minuscule number of those having come to the United States -- imagine the unlikely happenstance of two cousins discovering each other in Walden Woods!

## Odds and Ends

Knollwood North and Knollwood South are one way streets, entering at Knollwood. There have been reports of people going the wrong way especially from Heather and Sagewood to make a quick exit. There have also been reports of people making a quick entrance to Morning Glory, Primrose, Ivy or Aster by way of the exit. You are responsible for obeying the rules of the road and driving in a safe manner. If there is an accident, you will be held responsible. Be respectful of other drivers and be safe.

The tennis court at the pool had been taped to play pickleball as well as tennis. If you would like to learn to play this fun new game, please contact Peter DeBisschop at [waldenwoodst@gmail.com](mailto:waldenwoodst@gmail.com) There is an indoor group forming at the Windsor Rec Center so you will be able to play this winter.

2015 Budget Workshops for your Council and the Conservancy will begin in September. Watch for times to be announced by way of [waldenwoodst@gmail.com](mailto:waldenwoodst@gmail.com) and at the calendar at [www.waldenwoodst.com](http://www.waldenwoodst.com).

The Village has completed another phase of replacing the brick walk ways in front of the units. In 2012 and 2013 three walks were done due to tree removal or other special circumstances. Fifteen walks were completed in 2014 at a cost of \$ 18,000.00. More walks are scheduled to be completed in 2015 and 2016. The walks are being prioritized by those that are in the worst shape. The average cost is \$1500.00 per walk.

The Book Club is getting organized for 2015. Book Club usually meets the last Thursday of the month

at the Meeting House at 7:00 PM. The book choices for the remainder of 2014 are posted at [www.waldenwoodst.com](http://www.waldenwoodst.com). If you are interested in joining, please contact Alanna Herrick. The books for 2015 are in the process of being selected. It is not too late to make your suggestions.

**The September Conservancy Board Meeting has been moved to October 1<sup>st</sup> at 7:00 PM** in observance of the Jewish holiday.

All 20 plots in the Community Garden have been sold out this year! The gardeners are enjoying the fruits of their labor..... tomatoes, peas, corn, and all those leafy greens that are so good for our diet!





# The Dog and Bike Fair





