

# Walden Woods Community News

September 8, 2015



# Walden Woods Community News

September 8, 2015

## The Council Annual Meetings

Each of the five Councils of Walden Woods will hold their Annual Meetings in September or October. The primary purpose of these meetings is for each council to elect its Directors for the next calendar year. The Council Directors in turn serve as members of the Conservancy Board.

Holding the Council Annual meetings in September or October allows the new directors to be involved in the budgeting process. It makes it possible for the incoming Directors to become familiar with the Council's projects and the Conservancy's ongoing issues. The new Directors avoid starting out cold when their terms begin in January.

You will receive further information from Elite. In the meantime, please consider volunteering to run for a Director's position. The term is only one year. The more residents, (renters and owners) who take a turn at serving, the stronger the base of knowledge about how Walden Woods is governed becomes.

The Village Annual Meeting is set for 9/16 at 7:00 PM. Town Home is set for 10/14. Duplex is set for 10/22 at 17 Haskins. Check the calendar.

The Annual Meeting of the Conservancy Board to approve the budget is held in December.

## Reminder News

Many of us enjoy *The Reminder News*. Throughout Walden Woods, it is hung on mail posts, left in the driveway, and left on mail box

walls. If you enjoy it, please pick it up promptly. If you see obviously old, perhaps rain soaked copies on the ground or stone walls, please take them to your recycle. If you are going away, you may wish to contact the publisher at 860 875-3366 or 888 456-2211.

## One Document Down, Two to Go

The revision of the Walden Woods Rules Document has been completed. The process worked well. After the revision was adopted by the Conservancy Board of Directors, there was a period of Notice and Comment. A Special Meeting of the Conservancy Board was held for unit owners to question certain language, ask for clarification, and suggest changes. The comments that were expressed were reviewed by the Conservancy Board and several changes were made.

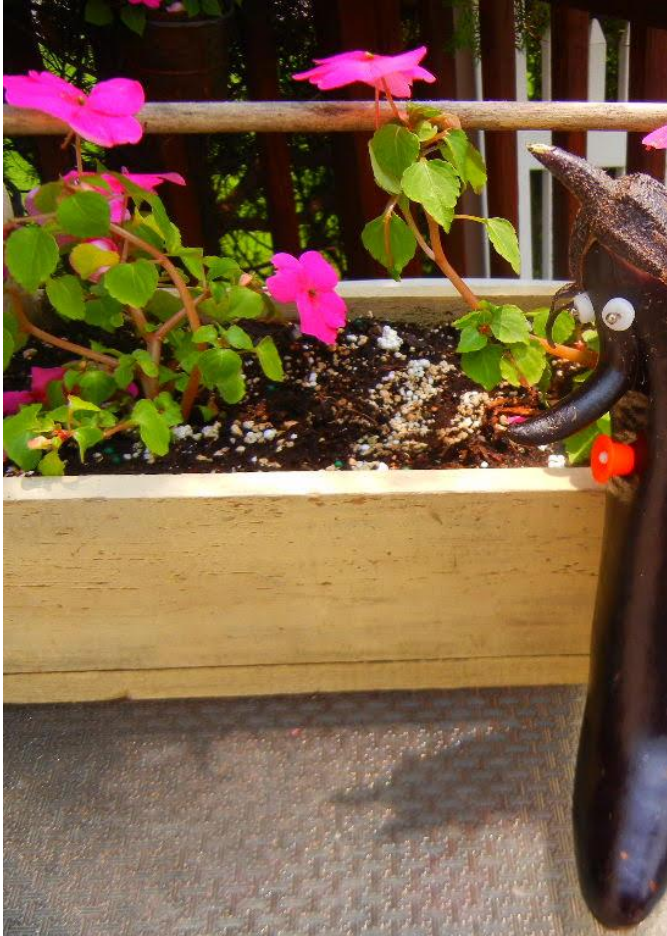
Those who received the Rules this summer in print will be or have been sent the few minor changes as an insert. Please keep it with your original. Those who have signed up for [waldenwoodsctlegalnotices@gmail.com](mailto:waldenwoodsctlegalnotices@gmail.com) will be emailed the final version. (Sign up at the home page [www.waldenwoodsc.com](http://www.waldenwoodsc.com) )

The finalized version of the Rules can always be found at [www.waldenwoodsc.com](http://www.waldenwoodsc.com) under the section marked "Documents." Those without access to the internet can always request a paper copy by contacting Elite at 860 758-7773.

Next the Documents Committee will continue its work on the Declaration and the By-Laws.

## The Garden Grows Into a Flourishing Amenity

The Community Garden sold out this year. All twenty plots were planted and the harvest is bountiful. The crowning achievement was the fact that the Walden Woods Community Garden was included on the Windsor Garden Tour in July.



*Plucked Mr. Pinocchio Eggplant from garden in order to stop him from telling more fibs*

## The Welcome Committee

When a person or a family buys or rents a home, they are often overwhelmed by the detail, paperwork, and the dreaded task of moving all that

“stuff.” They are often just too busy to understand all that Walden Woods has to offer.

We are lucky as a community to have a solution for that problem. Our Welcome Committee seeks to meet each new resident at a mutually agreed upon time. The face to face interaction helps the new residents answer all those questions they have thought about since they recovered from the unpacking.

Our Welcome Committee always needs volunteers. How about it? Respond to [waldenwoodsct@gmail.com](mailto:waldenwoodsct@gmail.com) and we will put you in touch with Chairperson Ruth Johnson.

## Lions and Tigers, and Bears, Oh My!

No, we do not have lions or tigers, but we do have bears. We are blessed to have so much wildlife in Walden Woods when we live in such a developed area. There are turkeys, ducks, geese, fox, deer, coyotes, and an occasional bear. The very simple rule of thumb is simply leave them alone. Do not approach them to get a closer look. We all know that bird feeders are a treat for bears. Overflowing trash containers are a smorgasbord. Do not let your cat roam. We can all live together in this beautiful community.

## Pool

The end of summer is nearly here and the pool will be closing September 20<sup>th</sup>. We want you to know that the Conservancy Board of Directors has authorized Elite Property Management to get three separate assessments of the condition of the pool and the pool equipment. This is being done as part of *The Reserve Study* which is the professionally prepared plan for future upkeep and replacement of the Common Elements of Walden Woods.

## The Walden Meadow Recreational Court is Resurfaced

The court at the pool is being crack sealed, skim surfaced, and repainted. It will be lined for tennis and pickleball. A complete dig up and repave of the surface would have cost over \$40,000.00. This method is less than a quarter of the cost. Choosing this option will enable to see how the surface stands up. That will enable to make a more informed decision when the Lockview Court needs to be repaired.

What in the world is pickleball?

[www.youtube.com/results?search\\_query=pickleball+videos](http://www.youtube.com/results?search_query=pickleball+videos)

## One Step Closer to Solving the Council Boundaries Issue

The Conservancy Board of Directors approved a motion by a seven to four vote at the July 29<sup>th</sup> meeting which moves a boundaries plan one step closer to ratification. A written description of the plan and accompanying sketches are now being sent to legal counsel for review.

Two concepts are being addressed. The first is technical. The present Declaration calls for an A-3 Survey to be drawn to depict agreed upon Council Boundaries. We want to avoid that cost by using a written description instead of a survey. Maps that are already drawn should be sufficient to support the description.

The second concept is compromise. Since the original Declaration failed to define the boundaries and produce the map, the last several years have been spent haggling over boundary proposals. The written description is a compromise. No council has what it would like to have. Each council has

given something up. After the legal review and a period of explaining the details, the Community will have the final say by either accepting the compromise by a positive two-thirds majority of all 336 votes or rejecting the plan by a failure to get that two thirds vote. You can see the proposal posted under Governance – Conservancy Board Minutes – July on the website.

## SAFETY TIP: You Never Know: Check it Out!

<http://www.today.com/health/how-save-life-someone-whos-drowning-t30871>

## Meeting House Reminder

**Reserving** the Meeting House for a social event or a council or committee meeting is done by first checking the calendar at [www.waldenwoodscct.com](http://www.waldenwoodscct.com) for availability, and then sending your request to [waldenwoodscct@gmail.com](mailto:waldenwoodscct@gmail.com). The calendar will be updated and your reservation will be in place.

**Renting** the Meeting House for a private party is different. The process starts at : <http://www.waldenwoodscct.com/amenities/meetinghouse/outsideuseofmeeting/>

There is no cost for **reserving** the Meeting House for Walden Woods' meetings, events, etc.. There is a minimal charge for **renting** the Meeting House for a private party.

## Who do you call? What do you do?

Residents often have questions, constructive comments, or complaints. There are 336 homes in Walden Woods and there is a fair amount of turnover each year. New residents and residents

who have lived here for years are asked to follow a simple protocol for getting things done. If you have questions regarding property management, maintenance, etc., call Elite. The number is 860 758-7773. If you have questions about governance, contact your Council Directors. They are listed at <http://www.waldenwoodsct.com/government/boardofdirectors/> Better yet, come to your Council Meeting or the Conservancy Board of Directors meeting. They are always on the calendar at <http://www.waldenwoodsct.com/calendar/>

## The Beauty of Walden Woods

