

Walden Woods News

February 2006



A WORD FROM OUR PRESIDENT.....



In case you haven't noticed, our new year started on a sour note with severe wind damage to the meeting house. The front doors, ripped off their hinges, were damaged beyond repair and we are in the process of replacing them. The French doors were also damaged badly and will be replaced later this year.

Work continues across Walden Meadow Road on the Country Walk development (see photo). Electric power is finally going to be installed sometime in mid-February after being delayed by high winds (*see above*) that halted all new construction while crews repaired the damage throughout the state. The availability of electric power will also mean the availability of heat, which will enable the developer to complete the model homes now scheduled to be opened in March. CWD, the developer, reports that twelve units are sold so far. About half are townhouses and half are duplexes.



30 ft. cement pump (used when access difficult for cement truck) pours foundation for one of the duplexes being built.

When the twenty- two Duplexes are sold on the west side of the pond, construction of duplexes will start on the east side. Townhouses will continue to be built on the west side.

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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).

January's Conservancy Board meeting hit a new low with representatives from only four units in attendance. Since the low turnout can't be caused by apathy, your board assumes that all other unit owners have total confidence in our stewardship, have no complaints and feel we don't need guidance or assistance. We appreciate such an overwhelming vote of confidence. Thank you.

- Joe Sikora ♥

In Case You Didn't Know

If you're "construction-challenged", you've probably been curious about all those striped poles sticking out of the ground in the new Country Walk development. Wonder no more. Those are markers to identify the location of sewer lines (green striped) and water lines (blue) to be connected to the new homes. ♥



COMMITTEE ACTIVITIES

While the rest of us have been hibernating this winter, our neighbors serving on the various committees in Walden Woods have been busy trying to make living here a more enjoyable experience for all of us.

SPRINGTIME PARTIES BEING PLANNED

Our **Recreation and Social Committee** is already making plans for some springtime events that should appeal to almost everyone in Walden Woods. The first will be the annual Great Egg Hunt to be held at the meeting house on April 9th. This was a huge success last year with about 20 kids participating in games, tattooing and screaming as well as egg hunting. Watch for more details in this newsletter next month.



Plans are also being made for the first Kentucky Derby Party at the meeting house on Saturday, May 6th. This will be a chance for the adults to spend a day with authentic "taste of the Derby events."

More details are forthcoming, but tickets will go on sale in early March so start planning your hat design now.

And since it's never too early to start thinking of warm weather, you should know that the committee is already planning for the second annual Memorial Day Pool Party which was coordinated so nicely by the committee last year. That party will be on May 29th and will obviously be preceded by more information sharing in the coming months.

Anyone wanting to help organize and/or run these events should contact Committee Chairperson, Jan Moeller, 683-0254. ♥

How come brain cells come and brain cells go, but FAT cells live forever?

UPDATED 'RULES' READY

Our **Document Committee** has been busy taking care of the more mundane task of making sure all the documents that are needed by our community from a legal, procedural and governing aspect have been updated and re-written to reflect our current and expanding community. Last year, the committee was responsible for identifying the changes needed to upgrade the Declaration and Bylaws. Now, with a helping hand from the Standards Committee, they have incorporated recommended changes to the last of the hierarchical set of governing documents, the Conservancy Rules.



The primary focus of the committee was to get the Rules better organized for easier reference and better defined to reflect the differences between the councils, fill in the definition gaps that sometimes caused confusion, and remove the wording related to the rights and responsibilities of the declarant that no longer apply. As with the Declaration and Bylaws, the re-written Rules will be submitted as a recommendation to the Board and, if approved, will be delivered to all unit owners in Walden Woods. ♥

LANDSCAPING IMPROVEMENTS

The **Landscape Committee**, working within the confines of the 2006 budget, has been making plans for and coordinating two major aesthetic-improvement projects to be completed this spring:



1. Upgrade the landscaping around the meeting house and install irrigation in the beds as a means to sustain the plantings. With the assistance of Elite Management, the committee will be getting

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COMMITTEE ACTIVITIES
(continued)

LANDSCAPING IMPROVEMENTS
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planning input from our present landscaper as well as competitive bids from several other companies.

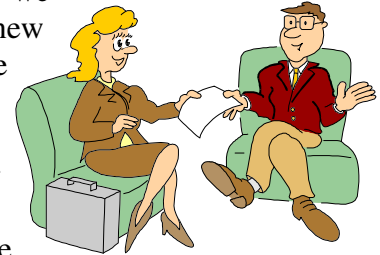
2. Upgrade the landscaping around the second set of monuments on Walden Meadows Road. There are still some issues to be resolved concerning mandates made by the town to the new developer regarding the planting of trees near the monuments. The trees are needed as a buffer to protect the vernal pond in that area and the issue is whether the location of the trees will impact the monuments. Once the issue has been resolved as to the exact location of the trees, further research can take place and a final landscaping plan submitted to the Board for approval.

Anyone interested in landscape planning in general or in helping out on these two specific projects should contact Committee Chairperson, Skip Kroll, 688-2314. ♥



NEWCOMERS WELCOMED

Since October 1st, we have had six new homeowners move into Walden Woods and members of our Welcome Committee have



visited each of them. Armed with cakes, cookies or just friendly smiles, two representatives of the committee spend about an hour with each new homeowner to answer questions and share information that is kept up to date by a committee volunteer.

If you enjoy meeting new people and can spare an occasional hour, contact Committee Chairperson, Janet Terkildsen 683-1239. ♥

Janet's husband Ben tells us he saw a woman wearing a sweatshirt with "GUESS" on it. So he said "Implants?" She hit him.

WALDEN POND SAVED AGAIN



J. Walter, Inc., a manufacturer of industrial abrasives and chemicals, filed an application with the Windsor Inland Wetlands and

Watercourses Commission recently for construction of a 60,000 square-foot office/warehouse in the Day Hill Technology Park that abuts Walden Woods. The proposed drainage from the property sold to Walter by Griffin Land, would have increased the flow rate through the Unisource property and into Walden Woods. The Commission denied the application on January 3 in part because of the "potential impact of drainage on Walden Pond".

J. Walter, Inc. had its site plan revised to correct the impact on our pond and a Commission

hearing held on February 8th approved the revised plan. Whew! ♥

Comings and Goings

Actually, there weren't any. Nobody left Walden Woods in January and, of course, nobody arrived. Very unusual. During the past two years, we have had 31 changes in unit ownership. That's an annual turnover rate of 10%.

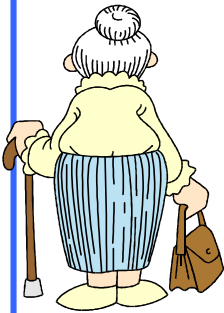
ATTENTION SNOW SHOVELERS: On behalf of all the kids who have to catch school busses and all the adults who like to take walks, **thank you for keeping your sidewalks cleared.** It may sound like a small thing, but it sure makes these long winters less difficult to survive. ♥

JOKE OF THE MONTH

Three women, two younger, and one senior citizen, were sitting naked in a sauna.

Suddenly there was a beeping sound. One of the young women pressed her forearm and the beeping stopped. The others looked at her questioningly. "That was my pager," she said. I have a microchip under the skin of my arm.

A few minutes later, a phone rang. The second young woman lifted her palm to her ear. When she finished, she explained, "That was my cell phone. I have a microchip in my hand."

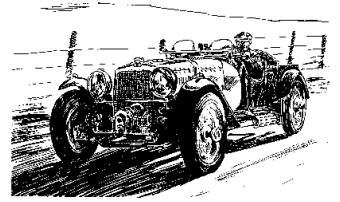


The older woman felt very low tech. Not to be outdone, she decided she had to do something just as impressive. She stepped out of the sauna and went to the bathroom. She returned sometime later with a piece of toilet paper hanging from her rear end. The others raised their

eyebrows and stared at her. The older woman finally said, "Well, will you look at that. I'm getting a fax!!"

SLOW DOWN !!!

There's not much we can do about non-residents abusing the speed limit in our community (other than reporting the license numbers of repeat offenders), but that



doesn't mean we have to compound the problem by ignoring the law ourselves - especially during the winter season. The posted limit is 25mph for a reason. Walden Meadow Road has some tricky curves and is frequently used by joggers, walkers and bikers. With the expected traffic increase caused by the Country Walk development, the risk of an accident is only going to get worse. Let's all provide a good example for non-residents and newcomers to follow. Stay as close to the speed limit as possible.

NEXT CONSERVANCY BOARD MEETING

February 22nd at 7:30

All homeowners are invited.

NOTICE

Because Walden Woods Conservancy is a "corporation", we have a Certificate of Incorporation that is registered with the state of Connecticut. It's a legal document that basically describes how the Conservancy operates as a Common Interest Community.

When homeowners assumed control of the Conservancy in 2004, we re-wrote our Declaration to reflect how we now govern ourselves under a Board of Directors elected by Council. The Certificate of Incorporation, therefore, also needs to be amended. Our legal counsel, Attorney Matt Perlstein, has done that and the re-written document will be submitted to the Board for their approval this month.

If approved by the board, **it must then be voted on by unit owners at a special meeting to be held in March.** All homeowners will receive a copy of the certificate with a notice from Elite Management announcing the date and time of the meeting. If two-thirds of the unit owners attending the meeting vote to approve the certificate, it will then be ratified and registered with the state to replace the existing certificate