

Walden Woods News

February 2007



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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), or Ruth Johnson (688-5128),

SAT FOR DUMMIES (Chapter 3)

Below are four questions to test your mind's agility in applying basic logic. Don't take too long, just apply your instinct and answer them as quickly as you can. *Answers are on page 4.*

1. You are participating in a 100 yard dash. If you overtake the last person, what position are you in?
2. In the same race, you eventually overtake the second person. Now what position are you in?
3. A mute person goes into a shop and wants to buy a toothbrush. By imitating the action of brushing his teeth he successfully expresses himself to the shopkeeper and the purchase is done. Next, a blind man comes into the shop who wants to buy a pair of sunglasses; how does HE indicate what he wants?



4. Mary's father has five daughters. The first four were named Nana, Nene, Nini, and Nono. What is the name of the fifth daughter?

BUDGET SUMMARY

This month's newsletter includes a budget breakdown (*see page 2*) that's intended to help those of you who want to know where your monthly association fee is going. We all received the 2007 budget summary in the mail, but some of you may not have looked at it too hard because you felt you lacked the interpretive skills needed to understand spreadsheets. The spreadsheet on page 2 breaks down the budgeted expenses for each council to show where each penny of your monthly fee is targeted.

For instance, under Conservancy Fees, you'll see that all of us pay \$62 each month (\$63 for Woodmoor homeowners) to cover administrative costs and the operating expenses related to common property that's available for all of us to use - such as the swimming pool, tennis courts, meeting house and the sidewalks on Walden Meadow Road. Of that fee, \$1.91 is set aside to pay for the removal of snow that might prevent us from using that common property

Under the Council Fees, you'll see that homeowners living in the Village Council pay an additional \$46.30 each month for the removal of snow from their streets, driveways and sidewalks while Woodmoor residents pay nothing. That's not because it doesn't snow on Woodmoor sidewalks, it's just because they have to do their own shoveling and live on streets that are owned and maintained by the town of Windsor.

As always, you can contact Joe Palladino (298-9337, jjpall@comcast.net), our Conservancy Board Treasurer, if you have any budget-related questions.

CONSERVANCY BOARD MEETINGS SET

Get out your calendars. The Conservancy Board of Directors has established the following tentative dates for their 2007 meetings which all homeowners are encouraged to attend. All are at 7:30 on the last Wednesday of each month - 2/28, 3/28, 4/25, 5/30, 6/27, 7/25, 8/29, 9/26 and 10/31. The board members will set their November and December meetings after they ensure there is minimal conflict with holiday events.

2007 BUDGET BREAKDOWN FOR EACH UNIT

	Woodmoor 54 units	Village 72 units	Ridge 30 units	Duplex & Townhome 40 units
<u>CONSERVANCY FEES:</u>				
Conservancy Admin Fee (1)	\$ 12.94	\$ 12.94	\$ 12.94	\$ 12.94
Meeting House Maint & Util	\$ 4.15	\$ 4.15	\$ 4.15	\$ 4.15
Pool Operation	\$ 5.73	\$ 5.73	\$ 5.73	\$ 5.73
Pool Repairs	\$ 3.25	\$ 3.25	\$ 3.25	\$ 3.25
Pool Attendant	\$ 3.15	\$ 3.15	\$ 3.15	\$ 3.15
Total Pool	\$ 12.13	\$ 12.13	\$ 12.13	\$ 12.13
Utilities O/T Meeting House	\$ 2.14	\$ 2.14	\$ 2.14	\$ 2.14
Tennis Court Maint.	\$ 0.93	\$ 0.93	\$ 0.93	\$ 0.93
Storm Drains & Gen'l Maint	\$ 1.18	\$ 1.18	\$ 1.18	\$ 1.18
Landscaping & Irrigation	\$ 7.71	\$ 7.71	\$ 7.71	\$ 7.71
Ball Field Maint	\$ 2.55	\$ 2.55	\$ 2.55	\$ 2.55
Snow Removal	\$ 1.91	\$ 1.91	\$ 1.91	\$ 1.91
Misc Contracts (2)	\$ 0.17	\$ 0.17	\$ 0.17	\$ 0.17
Total Conservancy Contracts	\$ 12.34	\$ 12.34	\$ 12.34	\$ 12.34
Conservancy Reserves	\$ 16.21	\$ 16.21	\$ 16.21	\$ 16.21
Management Fee	\$ 1.00	\$ -	\$ -	\$ -
TOTAL CONSERVANCY FEE	\$ 63.02	\$ 62.02	\$ 62.02	\$ 62.02
Townhome and Duplex expenses not yet budgeted are currently being paid by the developer. All fees (other than those targeted for the Conservancy) are temporarily assigned to the Reserve Fund.	Special Fee (1)	\$ 24.52	\$ 11.25	
	Local Water & Sewer	\$ 6.62	\$ 2.45	
	Maint	\$ 1.57	\$ 1.89	
	Landscaping & Irrigation	\$ 92.85	\$ -	
	Lighting	\$ 2.31	\$ -	
	Snow Removal	\$ 46.30	\$ 13.89	
	Misc Contracts (2)	\$ 6.13	\$ 0	
	Totals	\$ 147.59	\$ 13.89	
Council Reserves		\$ 32.70	\$ 33.53	\$ 186.00
TOTAL COUNCIL FEE	0	\$ 213.00	\$ 63.00	\$ 186.00
TOAL ASSOC. FEE	\$ 63.02	\$ 275.02	\$ 125.02	\$ 248.02

(1) Admin Fee includes Audit, Legal, Committee Services, & Insurance Fee and Taxes

(2) Misc Contracts include Lands Improvement and Pest Control

2007 CAPITAL IMPROVEMENT PROJECTS

To go along with the Budget Breakdown, here's an updated list of the Capital Improvement Projects that have been targeted for this year. This reflects the costs of the periodic maintenance required this year to ensure that the amenities and landscaping we enjoy remain safe, usable and/or aesthetically pleasing. Payment of these expenses will come out of the appropriate reserves into which we contribute a portion of our fees each month (*see Budget Breakdown*).

Conservancy:	Replacement of Pool Area Grill	\$ 1,200
	Repair of Cabana Doors	\$ 3,000
	Painting of Cabana Stalls	\$ 1,500
	Vinyl Replacement of Pool Fencing	\$ 9,598
	Addition of Tennis Court Screen	\$ 400
	Vinyl Replacement of Bridge Railing	\$ 8,352
	Vinyl Siding of Meeting House	\$26,400
	Replacement of Meeting House Roof	<u>\$12,000</u>
		\$62,450
Village Only:	Replacement of 12 Fences	\$28,000
Ridge Only:	Maintenance of Trees/Landscape	\$12,500
Duplex and Townhomes:	None for 2007	

PONDERISMS

If all is not lost, where is it?

The only time the world beats a path to your door is when you're in the bathroom.

The easiest way to find something lost around the house is to buy a replacement.

If God wanted you to touch your toes, he would have put them on your knees.

GOSSIP COLUMN

This is just a rumor, of course, but we're told that Gordon Jones (*of the Pierce Blvd. Jones's*) forgot to properly celebrate Valentine's Day this year. No gift, no flowers, not even a card for his lovely wife Pamela. A loving husband, Gordon knew he was in trouble when his disappointed (angry) spouse told him she expected to find a "make up gift" in the driveway that goes from 0 to 200 in 6 seconds flat, "AND IT BETTER BE THERE TOMORROW!"



The next morning, Gordon got up really early before work. When Pamela woke up a couple of hours later, she looked out the window and saw a small gift-wrapped box sitting in the middle of the driveway. Confused, she put on her robe, ran out to the driveway and took the box into the house. She opened it, and found a brand new bathroom scale.

And that's why Gordon's been limping lately.

BRIDGE FOR BUGS

From an article in the Erickson Tribune: Recent research indicates that the game of bridge may have even greater health benefits than the normal mental health benefits received from playing other card games and puzzle-solving activities. In addition to fighting memory loss, the game may actually combat the common cold.



According to a study conducted by the University of California, bridge may boost your immune system, the body's main defense against harmful infections and illness. The study monitored test subjects as they played bridge and found an increase in disease-fighting T-cells in the majority of players, proving for the first time that brain activity and the immune system are closely connected.

Editor's Note: Great. Besides being miserable with the physical symptoms of the cold, now we'll all suffer from the social stigma of not having the amount of brain activity required to avoid the bug in the first place.

COUNTRY WALK ARRIVALS

Welcome to:

William Walton & Gail Reyes, 3 Scarlet Lane

David Schaughnessy, 4 Scarlet Lane

Clarence & Tamara Pinkey, 14 Scarlet Lane

Jennifer Aubin, 24 Last Leaf Circle

Carol Chong, 32 Last Leaf Circle

DATES TO REMEMBER

Mon, Feb 26th @ 7:00 Village Council Board Meeting at the Meeting House
PLEASE NOTE THAT VILLAGE COUNCIL BOARD MEETINGS ARE NOW BEING HELD AT 7:00

Wed, Feb 28th @ 7:30 Conservancy Board Meeting at the Meeting House

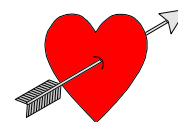


GOLF PUTTERS FOR SALE

Gently used, top makers (Ping, Odyssey, Titleist, etc.), many models. **99 to choose from.** For more information, contact Laurie at 688-4759 or via email at stephen.robbins@snet.net.

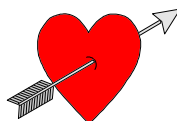
Senior Citizens Are Valuable

We have silver in our hair.
We have gold in our teeth.
We have stones in our kidneys.
We have lead in our feet and . . .
We're loaded with natural gas.



Answers to SAT FOR DUMMIES.

1. If you answered that you are second to last, you're wrong. How can you overtake the LAST Person? Try not to screw up next time.
2. If you answered that you are first, then you're wrong again! If you overtake the second person and you take his or her place, you are second! You're not very good at this, are you?
3. He asks for it! Today is definitely not your day, is it? Maybe you'll get the last question right. Maybe.
4. You didn't answer Nunu did you? Good grief! Her name is Mary. Read the question again!



MORE PONDERISMS

- I used to eat a lot of natural foods until I learned that most people die of natural causes.
- When weeding your garden, the best way to make sure you are removing a weed and not a valuable plant is to pull on it. If it comes out of the ground easily, it is a valuable plant.
- How is it one careless match can start a forest fire, but it takes a whole box to start a campfire?
- Who was the first person to look at a cow and say, "I think I'll squeeze these dangly things here and drink whatever comes out?"
- Who was the first person to say, "See that chicken there? I'm gonna eat the next thing that comes outta its butt."
- Do illiterate people get the full effect of Alphabet Soup?
- Why doesn't glue stick to the inside of the bottle?

