

## FROM THE ASHES



**We're back!!!** Because of the need for a community newsletter and because of the generosity of volunteers Tom Schuck, Ruth and Warren Johnson, Io Mura and my lovely spouse Polly, the Walden

Woods News is being resurrected after a one year hiatus. The new News will be published as the need arises – but minimally on a quarterly basis. All homeowners are invited to submit articles of interest, comments about any Walden Woods-related issues, or any suggestions regarding the newsletter's content. This is **your** newsletter.

- Bob Ellis, [pollyandbob@sbcglobal.net](mailto:pollyandbob@sbcglobal.net), 688-5949

## NEW DIRECTORS

At the Annual Homeowners Meeting in December, three new Council Directors were elected onto the Conservancy Board of Directors (*see attached insert*). Ashley Doll, 23 Last Leaf Circle, was elected to replace Beth Goulet as a Council Director and joins Marian Farley on the Townhome Board. Brian Onessimo, 419 Pond Bridge, was elected as the Ridge Director replacing Charles Wimberley and David Holness, 7 Marble Faun, was elected to replace Barbara D'Amaddio as the Duplex Council Director.

Our thanks to Ashley, Brian and David for volunteering to serve their community and thanks to Beth, Charles and Barbara for the great job they did during their time as Council Directors. We would not be able to enjoy the quality of life we have in Walden Woods without your efforts.

Why do you have to 'put your two cents in'... but it's only a 'penny for your thoughts'? Where's that extra penny going to?

## CWD CONSTRUCTION

Unless you've been hibernating all winter, you've probably noticed the almost frantic, seven days a week construction work going on in Country Walk. Well, there's a reason behind this burst of energy.

When CT Windsor Developers (CWD, LLC) purchased the developer's rights to the property owned by Culbro in 2004, it agreed to build 180 units within 7 years. That agreement expires in February 2011 at which time all the undeveloped property, including any unfinished/undeclared homes, will be owned by the Conservancy. That's us. You and I and all the other homeowners in Walden Woods will own a "Piece of the Walk." We can then sell the developer's rights to another builder to finish the construction and selling of the remaining units.

Because the units are currently selling in the \$250,000-\$325,000 range and CWD has already invested in the installation of the required infrastructure (water, electricity, gas), they stand to lose a good amount of money if they don't complete the project. Their loss could be our gain. Realizing this, but also recognizing that the Conservancy doesn't really want to get into the construction business, representatives from the Conservancy Board of Directors formed an ad-hoc committee to negotiate possible terms with CWD to allow an extension of their development rights. Those negotiations included possible monetary compensation to the Conservancy based on the number of undeclared Country Walk units each month after Feb 2011. Our Board of Directors approved a plan to distribute the proposed compensatory money to each council based on the number of homeowners within each council. In most cases, the money would end up in each council's budgeted reserve.

Alas, CWD made a last minute decision to not accept the agreed-to terms and all negotiations ceased in December.

CWD has apparently decided instead to expedite their construction efforts to try and complete all 180 units before the deadline. Any declared unit not sold will be "owned" by CWD and they would be subject to the same monthly association fees as other Townhome or Duplex Council homeowners.



## SPECIAL EVENTS FOR 2010



The Recreation and Social Committee, under the leadership of Barbara D'Amaddio, has announced their schedule of community events for 2010 (*see enclosed flyer*) and as usual, it looks like there's going to be something for everybody.

The first event has already gone by (*see the Pasta Night article elsewhere in this newsletter*) but the second annual **International Potluck Dinner** is coming up March 20<sup>th</sup> and you're going to want to circle your calendar for this one. Last year's inaugural was something special and homeowners who attended are already drooling in anticipation of this year's event. You can look for a flyer coming out around March 1<sup>st</sup> to provide the details, but it's basically an event that celebrates the unique ethnic and *cultural diversity* of Walden Woods. If interested, you should start thinking about an entree, appetizer, or dessert you'd like to prepare and bring that represents a foreign country of your choice – not necessarily of your own ethnic origin.

**NOTE:** If you have a flag from a foreign country and are willing to donate it (just for one night) as a decoration for the event, please contact Barb at [bdjf@comcast.net](mailto:bdjf@comcast.net) or 860 688 8700.

**ANOTHER NOTE:** There's still plenty of room on the Social Committee for additional volunteers. The more we have, the better each event will be and the less work for all involved. Contact Barb if interested.

## TO THE IRISH

*The following jokes are offered in advance of St. Patrick's Day to honor all the Irish homeowners in Walden Woods and all the non-Irish homeowners who nevertheless believe in leprechauns every March 17<sup>th</sup>.*

Paddy was driving down the street in a sweat because he had an important meeting and couldn't find a parking place. Looking up to heaven he said, "Lord take pity on me. If you find me a parking place I will go to Mass every Sunday for the rest of me life and give up me Irish Whiskey!" Miraculously, a parking place appeared.

Paddy looked up again and said, "Never mind, I found one."

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Gallagher opened the morning newspaper and was dumbfounded to read in the obituary column that he had died. He quickly phoned his best friend, Finney.

"Did you see the paper?" asked Gallagher. "They say I died!!"

"Yes, I saw it!" replied Finney. "Where are ye callin' from?"



## BUSY BEAVERS NOT AS BUSY

In an effort to save the trees around Big Walden Pond, the Conservancy Board authorized our Environmental Committee to hire a professional trapper to capture the beavers that have inhabited the area for the past several years. The beavers have destroyed over a hundred trees so far, many of which are 4-5" in diameter. The problem is that once established, the beavers don't leave an area until they run out of food (primarily inner tree bark). Big Walden Pond's tree line is like one big "all-you-can-eat smorgasbord" to them.

The trapping season is from mid-December until March 31st. Two beavers have been caught so far, but it's not known at this time how many remain in the area nor whether the trapping effort will need to be repeated next year or maybe even on an annual basis.

The Environmental Committee will be seeking volunteers to help transplant saplings in the spring, to help replace the trees destroyed by the beavers. More information on this project will be published in May.

STONE WALLED IN 2010

Budgets for the Conservancy, Ridge Council and Village Council this year all include money set aside for the repair of the stone walls that are such a big part of the Walden Woods motif. Not all walls are in need of repair, of course, and not all walls in need will be repaired. Some only require minor work and the installation of a concrete cap while others need to be completely re-built. Repair will be made first to those most in need and will continue for as long as the budget allows. The rebuilding of the Knollwood South wall destroyed by an errant auto this winter will be paid for by the driver's insurance company.



We're finding out that the "maintenance-free" attribute of all those vinyl fences we installed is almost true. There is no periodic re-painting required and little wear and tear to worry about, but the bloody things do need cleaning once in awhile. In case you were hoping a "fence fairy" was magically going to take care of the cleaning, such is not the case. The Conservancy Board of Directors agreed that **each homeowner is responsible for cleaning the fence surrounding his or her backyard (limited common element)**. Elite Management is currently pursuing cost estimates for power-washing the vinyl fences on common property.

Homeowners wishing to use a power wash service for their backyard fences can contact Elite for a cost estimate.

COMING SOON TO WALDEN WOODS

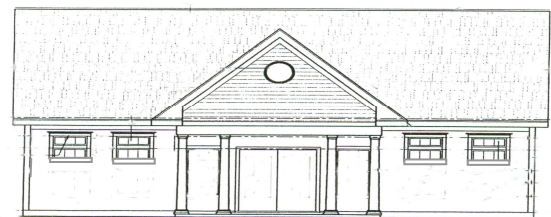
By Warren Johnson

Did you know that a 1,200 square-foot community building will soon replace the mountain of soil now standing on the south side of Jacobi Drive (up by the Lockview traffic circle)? You and all other Walden Woods unit owners will be partners in the ownership of this new building just as unit owners are partners in the ownership of the meeting house, pool and cabanas, tennis courts and other common elements. Construction is likely to begin in a few months.

This new building was originally proposed by the Country Walk developer (CWD, LLC) and approved by the Windsor Town Planning and Zoning Commission prior to the beginning of construction in the Country Walk portions of Walden Woods. It was designed by EDI Architecture, P.C. of New York City as a maintenance building to service all of Walden Woods. As designed, the building will have a garage door and driveway facing north on Jacobi Drive and an entrance facing west on an 8,000 square-foot parking lot. The parking lot will service the ball field, tennis court and homes in the vicinity as well as the maintenance building. The building will have sufficient space for a Walden Woods office, storage of files and housing of maintenance supplies and some equipment.

In 2006, the Conservancy Board approved modifications to the building that would make it more usable for recreation as well as maintenance. CWD, LLC has expressed a willingness to make changes to its building plans to conform to the Board's modifications. Among the modifications requested by the Board are the addition of lavatories and a workshop.

Currently, CWD, LLC is required to construct the new building, and we are fortunate that this developer is willing to work with our Board to maximize the benefit to unit owners. All construction costs of the building, parking lot and landscaping will be paid by CWD, LLC. Once built, maintenance and repair costs will be an expense of the Conservancy reflected in future Conservancy fees paid by unit owners.



Architect's Drawing, Front View

Doesn't "expecting the unexpected" make the unexpected expected?

## PASTA NIGHT AT ZOCCOS

By Io Mura



Clad in thick wool sweaters, fur wraps and warm boots, we all gathered at Zocco's on the evening of February 8<sup>th</sup>. It may have been cold outside but the front room at the restaurant was warm with the enthusiasm and comradeship of those who were there.

Forty-six friends and neighbors, almost double the number of last year's event, attended the 2<sup>nd</sup> annual Walden Woods Pasta Night! From the mysterious white envelopes marked "raffle tickets" that we found on arrival at our tables to the delicious, steaming,

customized pasta dishes prepared by Chef/Owner Rob Nieman to the beautiful cake blooming with butter crème roses offered in a surprise celebration of Barbara D'Amaddio's birthday, the night held welcoming warmth shared by all. Kudos to the Social Committee!

Let the "active adult" communities enjoy their staid environment. I'll take being offered a senior discount by the waitress while at the same time being utterly charmed by the giggling three-year-old daughter of a neighbor playing peek-a-boo over the back of the adjoining booth.

Only in Walden Woods!!

### COMINGS AND GOINGS

There's not enough space to list all the new residents who have arrived and old residents who have left in the 12 months since this newsletter was last published. So this will be just a summary of the changes that have occurred.

There have been 18 new homes built and sold in the Duplex and Townhome Councils and 16 community-wide changes. Twelve of the changes were ownership changes and four homes are now being leased. We've lost a total of 27 old friends but added 56 new ones.

**WELCOME TO ALL OF  
OUR NEW NEIGHBORS!!!**

### FUTURE WALL STREETER

The children were lined up in the cafeteria of a Catholic elementary school for lunch. At the head of the table was a large pile of apples. The nun made a note, and posted it on the apple tray:

'Take only ONE. God is watching!!'

Moving further along the lunch line, at the other end of the table was a large pile of chocolate chip cookies next to which a child had written another note:

'Take all you want. God is watching the apples.'

### *ODE TO FIREPLACE WOOD*

*Offered by Io Mura, author unknown*

Beachwood fires are bright and clear, if the logs are kept a year.

Chestnut's only good they say, if for long it's laid away.

Beach and fir logs burn too fast, blaze up bright and do not last.

Elmwood burns like a church yard mould, even the very flames are cold.

Apple wood will scent your room with incense like perfume.

Oak and maple, dry and old, keep away the winter's cold.

But ash wood, wet and ash wood dry, a king shall warm his slippers by.

### **DATES TO REMEMBER**

(also see enclosed Special Events Schedule)  
**ALL MEETINGS TAKE PLACE AT 7PM  
AT THE MEETING HOUSE**

|                           |                               |
|---------------------------|-------------------------------|
| Wed, Feb 24 <sup>th</sup> | Conservancy Board Meeting     |
| Wed, Mar 10 <sup>th</sup> | Duplex/Townhome Meeting       |
| Mon, Mar 15 <sup>th</sup> | Village Council Board Meeting |
| Wed, Mar 31 <sup>st</sup> | Conservancy Board Meeting     |