



Walden Woods News

January 2006

Inside this Issue

- 1 A Word from Our President
- 1 Riddle
- 2 2005 In Review
- 2 Board Resolutions
- 3 Meet Your "New" Board
- 3 December Comings & Goings
- 4 Hiking Trail Opens
- 4 In Case You Didn't Know
- 4 Food for Thought
- 4 Riddle Answer

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).

RETURN OF THE 'RIDDLER'

You're driving a bus that's leaving on a trip from Pennsylvania and ending in New York. To start off with, there were 32 passengers on the bus. At the next bus stop, 11 people get off and 9 people get on. At the next bus stop, 2 people get off and 2 people get on. At the next bus stop, 12 people get on and 16 people get off. At the next bus stop, 5 people get on and 3 people get off. **Question: What color are the bus driver's eyes?**

Answer on page 4 (no peeking)

A WORD FROM OUR PRESIDENT

As 2006 gets underway, your Board of Directors is preparing for a very busy year. Our budget is in place, our objectives have been identified and we are looking forward to another successful year.

2006 will see major tasks being performed to improve the aesthetics of our community and maintain our amenities - especially in the pool area. There will be repairs to the pool itself, upgrades to the septic system, replacement of the bridge deck between the parking area and the pool, and extensive landscaping. We'll also have some repair work done on the meeting house widow's walk, the continuation of fence replacements on the Knoll and the cleaning of storm drains to help improve the water quality of our ponds. This year will also mark the start of integration of the Duplex and Townhouse Councils into the Conservancy and the building of additional recreation facilities.

Your board could not perform its duties effectively or make sound decisions without the recommendations and suggestions provided by all our advisory committees and to them we owe a great deal of gratitude. Volunteers are always needed on these committees to ensure fresh ideas and the utilization of all the diverse talents available in Walden Woods.

We're also going to need volunteers to serve on the board. The majority of your board members will have served for over two and a half years at the conclusion of 2006. Just as you get stale and complacent at work when you're in the same job too long, so too will your board lose its creativity and initiative. If you haven't yet completed making your New Year resolutions, how about including one to get more involved in our community. Consider joining a committee now and consider running for your Council's Board of Directors at year's end.

On behalf of the entire board, I want to wish all of you and your families a Healthy, Happy and Prosperous New Year.

- Joe Sikora, Conservancy Board President

2005 IN REVIEW

Following the turmoil of the homeowner "revolution" in 2004, last year was a time of cautious progress with aesthetic enhancements to the pool and meeting house and the implementation of several social events to encourage the community spirit within Walden Woods.



Perhaps the best thing to come out of 2005, however, was the stabilization of our reserve fund, which was in terrible shape and the reason for a major increase to our association fee the previous year. Thanks to a dedicated and capable Board of Directors, we are now in a financial position to handle anticipated capital expenditures for the foreseeable future with minimal impact on our personal budgets. Other highlights of 2005:

- Jan First monthly "Game Night" held at the Meeting House.
- Mar Walden Woods website completed for community-related information sharing with all homeowners having internet access (approx. 120).
First annual Easter Egg Hunt held at the Meeting House for all the kids.
- Apr First Walden Woods "Cleanup Day" held along Walden Meadow Road in conjunction with Nat'l Earth Day.
Amendment to Declaration approved by homeowners to reduce number of additional tennis courts on Parcel C planned development; adds \$41K to reserve fund from developer's cost savings.
- May New pool furniture added; cabana repaired
First annual Memorial Day Pool Party held
- June Vinyl fence replacement begins on Knoll
Vortex units installed adjacent to Walden Pond to help capture sediments.
Updated Declaration approved by homeowners to reflect changes since homeowners assumed control of association along with anticipated changes required for new development.

- July Boards formalized for individual councils.
- Aug New, updated Bylaws approved to agree with updated Declaration.
- Sept First annual community-wide Tag Sale held in pool parking lot.
- Nov Long Range Plan and Reserve Fund Analysis completed and approved as source for capital expenditure budgeting (*see RESOLUTIONS*)
- Dec Second annual Holiday Party held at Meeting House.

BOARD RESOLUTIONS

The following resolutions, related to the long range facility plan and reserve funding recommendations provided by an Environmental Engineer hired by the Board (*November issue of Walden Woods News*), were approved by the Board at its November meeting:

1. *Be it resolved: that Walden Woods Conservancy, Inc. hereby adopts the "Walden Woods Conservancy Long Range Facility Plan and Reserve Funding Analysis, Revision 2, October 24, 2005, prepared by Condominium Services, LLC" as the plan to be followed by the Conservancy; that each Conservancy annual budget address all items scheduled in the Plan for that budget year; and that each annual budget published to unit owners explain any variations from the Plan.*

The motion to adopt the resolution was seconded and unanimously approved.

2. *Be it resolved: that Walden Woods Conservancy, Inc. shall attempt to manage its Long Range Facility Plan and Reserve Funding to avoid or minimize special assessments through adequate annual contributions to reserves and, where necessary, borrowing.*

The motion to adopt the resolution was seconded and unanimously approved.

MEET YOUR "NEW" BOARD

At the Annual Homeowner Meeting on December 21st, homeowners elected their Council Boards for 2006. With one exception, all of the Directors elected are incumbents. Joe Palladino, who has been serving as the Conservancy Board's Treasurer, was elected as a Village Council Director to replace Warren Johnson. After serving on the board for 1½ years, Warren resigned his post to focus on his legal practice.

Each elected Council Director also serves on the Conservancy Board in a capacity determined by the vote of the board members. Here's our Walden Woods' Directors for 2006, all of whom deserve our gratitude for making the commitment of time and effort needed to ensure the rest of us get to enjoy the outstanding quality of life here.



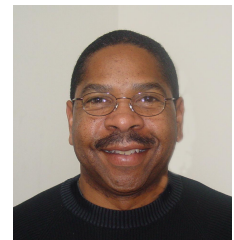
Joe Sikora, 71, resident for 3 years
Village Director, Conservancy Board President
Retired Director of Gruman Aerospace Corp.



Deb Giampolo, 46, resident for 11 years
Woodmoor Director, Conservancy Board Vice-Pres.
employed by 3M



Barry Towers, 55, resident for 2 years
Woodmoor Director, Conservancy Board 2nd Vice-Pres.
Sales Manager for Swanstone Mfg.



Charles Wimberley, 49, resident for 8 years
Ridge Director, Conservancy Board Secretary.
Realtor for Prudential



Joe Palladino, 55, resident for 11 years
Village Director, Conservancy Board Treasurer.
Retired from FDIC, now part time banking consultant



Rick Ericson, 64, resident for 15 years
Village Director, Conservancy Board At Large Director
Deputy Director of Vernon Housing Authority

DECEMBER COMINGS AND GOINGS

Gone: Scott and Patti Uzzel, 34 Knollwood North
New to the Woods: Io Mura

Gone: Felipe Uscategui, 427 Pond Bridge
New to the Woods: Daniel Narvaez and Maryden Sanchez

Gone: George and Mary Perlotto, 132 Primrose
New to the Woods: Carsten Rasmussen

NEXT CONSERVANCY BOARD MEETING

January 25th at 7:30

All homeowners are invited.

"JOHNSON TRAIL" OPENS



The first section of the long anticipated Walden Woods hiking trail has been completed and is ready for use. This first trail is a little over three tenths of a mile long and is located in a one-hundred-foot-wide strip of dry and wooded land that runs along the eastern side of Walden Pond. It has been informally named the "Johnson Trail" as a tribute to homeowner Warren Johnson who spent many, many Saturday morning hours clearing and marking this section of the trail by himself.

The trail, marked with yellow dots on tree trunks along the right side, can be accessed from Walden Meadow Road between the dam and the new Marble Fawn Lane being constructed in Country Walk (*see map insert*). It terminates in the industrial buffer area near the Konica-Minolta warehouse property and will eventually connect with the "Buffer Trail", a six-tenths of a mile walking trail to be completed by Culbro Homes sometime in 2006.

The walking trails will not be shoveled in wintertime and make excellent snowshoe and cross-country ski trails when snow is on the ground. No motor vehicles of any kind, including mopeds, motorcycles and snowmobiles are permitted and dog owners should be aware that the "pooper scooper" rule applies to any deposits made on or beside the trail itself.

Until the Buffer Trail section of the walking trails is built, users of the Johnson Trail will have to reverse direction at the south terminus of the trail and travel the same ground back to Walden Meadow Road. The beauty of the setting, however, makes the return trip equally enjoyable.

The walking trails will provide an opportunity for homeowners to get the exercise we all promised ourselves we would pursue in 2006 and will be a great setting for those who prefer "the path less traveled." Thanks, Warren, for being Walden Woods' "trail blazer."

FOOD FOR THOUGHT

Light travels faster than sound, which is why some people appear bright until you hear them speak.

Inside every older person is a younger person wondering what happened.

ANSWER TO PAGE 1 RIDDLE

Depends upon what color your eyes are.

Read it again. **You're the bus driver.**

IN CASE YOU DIDN'T KNOW

There's good news for those of you who frequently have to hide that Milky Way you sneak into your shopping cart at the check out lane. Turns out it's actually good for you - especially as a treatment for colds!!!

Studies show that chocolate products containing a minimum of 70% cocoa solids have excellent health benefits. Cocoa has naturally occurring chemicals called flavonoids that contain antioxidants that inhibit inflammation and fight infections. It also has phenylethylamines that act as a mood-altering substance to get you out of that "poor me" attitude and make you feel better.

You may have a harder time justifying your need for a two-pound box of Whitmans every week, but who knows? Maybe it prevents hair loss as well.