

July 2005

# Walden Woods News

## REVISED DECLARATION APPROVED Special Meetings of Realigned Councils Called

More than 70% of existing unit owners have already indicated their approval of the re-written and updated Declaration, assuring that the new Declaration will become effective as soon as our attorney, Matthew Perlstein, files the appropriate legal documents with the state.

As indicated in earlier issues of this newsletter, one of the features of the new Declaration is the formation of **five** council areas (Woodmoor, Village, Ridge, Townhome and Duplex) instead of two (Woodmoor and Village). The addition of the Townhome and Duplex councils obviously is to accommodate the new homes being built in the Country Walk development (*see adjoining map*). Similarly, the creation of a Ridge council recognizes the need to separate the Ridge homes from those On the Green and the Knoll because of their different maintenance issues and resulting budgetary interests.

Each council area will be governed by its own Director(s) elected by the applicable unit owners and each of those Directors will serve on the Conservancy Board of Directors. The Woodmoor Council (54 homes, 2 Directors) and the Village Council (72 homes, 3 Directors) already have

their Directors in place. The new Townhome Council (88 homes) and Duplex Council (92 homes) will eventually each have 3 Directors, elected one by one as the development progresses and the homes are occupied. **The Ridge Council (30 homes, 1 Director) needs to elect its Director now.**



Village and Ridge homeowners will soon be receiving an invitation from Elite Management to attend meetings to review their current budgets and begin preliminary work on developing their separate council budgets for 2006. The Ridge homeowners will also be asked to elect a Director for their council area. **Volunteers who wish to serve as the Ridge Director should contact Joe Sikora, 219-0713, so that their names can be presented for voting purposes at the meeting.** Ridge homeowners who are unable to serve as the Director should attend the meeting to ensure their community interests will be served by electing the best nominee.

See "DATES TO REMEMBER" for the specific time and date of both meetings. 

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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).

### REPORTING LANDSCAPING ISSUES:

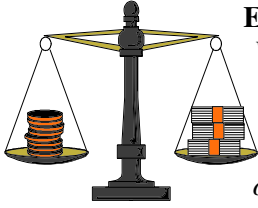
To ensure appropriate and prompt resolution, homeowners should now direct **ALL landscaping questions or requests to one of our property management company representatives:**

Frank Goeckler ([frankgoeckler@snet.net](mailto:frankgoeckler@snet.net)) or  
Quentin Hennessey ([qhennessey@snet.net](mailto:qhennessey@snet.net))

Both can be reached at:

Elite Property Management  
10 Melrose Drive  
Farmington, Ct. 06032  
Telephone: 860-678-8300  
or 888-666-8300.  
Fax: 860-678-9300

## THE COST TO LIVE IN WALDEN WOODS



**Editor's Note:** *All of us in Walden Woods pay a monthly association fee. Some of us think we know where the money goes, others make assumptions and still others haven't got a clue. Most of us could use a little education. This article, written by Conservancy Board Director Warren Johnson with help from other Board members and Elite Management, is the first of three articles that are intended to help explain what we get for our dollars.*

There are 156 homes in Walden Woods. Common expenses identified in the Conservancy Budget are equally allocated to all the homes and resulted in a charge of \$60 per month for 2005. The additional monthly charges of \$210 for Village homeowners and \$66 for Ridge homeowners to cover the extra expenses attributable to those homes will be the subject of future articles in the Walden Woods News.

This article focuses on the \$60 monthly charges common to all homeowners. Some of the common benefits and facilities funded by that \$60 charge include the following:


- The pool including cabanas, patio, fencing, decking and landscaping
- The tennis court including fencing, net and surrounding landscaping
- The parking areas and driveway at the pool as well as the bridge over the small pond
- The walkways connecting Thoreau Circle and Pierce Boulevard, the pool parking lot and Mercer Lane, and Primrose Lane and Lochview Drive
- The mile-long sidewalk and lawn areas along Walden Meadow Road
- The landscaping at the Marshall Phelps Road and the Lochview Road entrances to Walden Woods
- The landscaping and maintenance of the Village Green as well as the private road and street lighting that surrounds the green
- The vinyl fencing in the common areas
- The stone pillars and landscaping around them on Mercer Lane, Pierce Boulevard, and at the corner of Pierce Boulevard and Walden Meadow Road
- The flower meadows on Marshall Phelps Road
- The 600 foot long stone wall along Marshall Phelps Road

- The two ponds
- The signs in the common areas
- The landscaping around the Meeting House
- The printing of the monthly newsletter and maintenance of the Walden Woods website

Common amenities to be added in the near future include extensive walking trails through the woods in the Country Walk area, an additional tennis court, parking areas, an athletic field and a maintenance facility. Developers will pay the costs of building these amenities, but all of the existing 156 homeowners and the new 180 homeowners will pay their maintenance costs equally. Beginning with the 2006 budget year, all homeowners will also share the maintenance cost of the Meeting House, which is now a common amenity.

Here's a rough allocation of the monthly common charge that all of us pay:

- \$19.20 for the operation of our swimming pool
- \$13.20 for the portion of the landscaping and snow removal contracts attributed to all homeowners
- \$11.40 for administration expenses attributed to all homeowners
- \$10.20 for deposits to reserve accounts for the replacement of common facilities attributed to all homeowners
- \$ 3.60 for one-time expenses in 2005 (these one-time expenses include the website design and an independent study of our reserve accounts)
- \$ 2.40 for utilities and other maintenance items.
- \$60.00

Payment of our monthly common charges does not cover the full cost of the quality of life we all enjoy here. Many benefits enjoyed by Walden Woods homeowners are provided to us by the current and past volunteer efforts and financial contributions of our homeowners. These benefits are not reflected in our costs. We are left with a debt of appreciation to the many volunteers that make Walden Woods a special place in which to live. To them we extend our thanks. 



## MEET THE CARDASCIAS

*Take two talented, intelligent and charming "Texans", add a common appreciation for the other's interests and stir with a shared penchant for exploring new challenges. Add two grown daughters (Kim and Katie) and a sheltie named Kasey for some additional flavoring, and this unusual "recipe" describes the making of John and Carrie Cardascia who just moved here from Texas.*

John has taught Sociology at various universities (Wisconsin, Texas and SMU) and is now an Information Technology Manager for CIGNA, but his primary interest (besides Carrie) is music. In fact, if it wasn't for his musical talent (plus a little charm and wit), he and Carrie probably wouldn't be mister and missus. Not unlike the sirens in Greek mythology, John introduced himself to Carrie by intentionally luring his bride-to-be from her neighboring home in Florida with the sound of his guitar. Unlike the mythology, however, their meeting was far from disastrous. Thirty-seven years later, you can still hear


the music - now coming from their Pond Ridge home. John has also developed a talent for playing the dulcimer (both the mountain and hammered styles) and travels



throughout New England and New York to play and/or listen at various old-time, bluegrass and contradance gatherings. In Texas, he was a member of a band called The Ragged Edge that played throughout the area for 16 years. He also plays bluegrass banjo and guitar and is now exploring the intricacies of the Anglo concertina.

Carrie "plays the radio". While a strong supporter and fan of John's talents, her own talents are revealed in the garden she raises and the interior design of the home she is completely re-modeling. She's always exploring new design ideas and generally has a surprise for John when he returns from a trip. Carrie's love for exploring doesn't end with interior design. She loves to "get lost" on the many small roads in Connecticut and is an avid hiker. Before her retirement, she worked 23 years as an administrative assistant for EDS, Ross Perot's former company in Dallas.

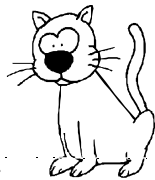
One of 10 children, Carrie is a descendent of John Lothrop, an English minister who migrated to Massachusetts in 1634. She will be participating in the Lothrop/Lathrop Family Foundation's reunion to be conducted this year in Norwich where hundreds of her fellow ancestors from all across the country are expected to assemble. Ironically, she's discovered that one of her Pond Ridge neighbors, Kent Holbrook, is also a Lathrop ancestor.

If you're interested in learning more about John's music (or Carrie's radio), give the Cardascias a call at 687-9963. They also invite everyone down to the South Church Parish Hall, 242 Salmon Brook Rd. (Rt. 10) in Granby to hear John play at a family-oriented contradance party the first Friday of each month beginning in September. It's open to the public, admission is \$6 and dance instruction is provided. And even if you can't dance and don't like the music, you'll still get to meet John and Carrie which is an enjoyable experience on its own. 

### LIFE'S LESSONS

In this day and age, it's hard for parents to know what words of wisdom they can offer their kids to help ease the pain of growing up. Here, however, are a few suggestions:

- 1) No matter how hard you try, you can't baptize cats.
- 2) When your Mom is mad at your Dad, don't let her brush your hair.
- 3) If your sister hits you, don't hit her back. They always catch the second person.
- 4) Never ask your 3-year old brother to hold a tomato.
- 5) You can't trust dogs to watch your food.
- 6) Don't sneeze when someone is cutting your hair.
- 7) Never hold a Dust-Buster and a cat at the same time.
- 8) You can't hide a piece of broccoli in a glass of milk.
- 9) Don't wear polka-dot underwear under white shorts.
- 10) The best place to be when you're sad is Grandpa's lap.



And a little bit of advice for the parents: never, under any circumstances, take a sleeping pill and a laxative on the same night.

## Standards Committee Report

### POOL REGULATIONS



1. The pool is for use by residents and their guests only. Two guests are permitted for each household and must be accompanied by the resident.
2. Residents in arrears of their monthly association fees are not permitted to use the pool (or tennis court) until their account is balanced.
3. All residents and their guests must sign in with the Attendant on duty upon entering the pool area.
4. The pool will be closed in case of inclement weather as determined by the Attendant on duty.
5. Dogs and other animals are not allowed in the pool enclosure.
6. A parent or a responsible adult supervisor must accompany all children under the age of 16 and non-swimmers.
7. No glass or sharp objects are allowed in the pool area. All persons are responsible for picking up after themselves; violators will have their pool rights suspended.
8. Management assumes no responsibility for personal property. Residents may use their own locks for the lockers provided in the cabanas for personal use. Locks and locker contents are to be removed at the end of the season.
9. Residents and their guests must follow all other rules regarding behavior and health condition restrictions posted on the cabana wall.

**WARNING:** There is no lifeguard on duty at any time. Persons using the facility do so at their own risk. Management assumes no responsibility for any accident or injury in connection with such use. Bathing load is 72 persons. 🇺🇸

**New Member:** Carrie Cardascia, a new resident on the Ridge, volunteered to serve on the Standards Committee and assume the role of the Committee Administrator. Her appointment was unanimously approved by the Conservancy Board of Directors at their June meeting.

**Reviews:** The Committee engaged in a construction status review concerning the new unit at 70 Lockview Drive. The unit owners agreed to change some architectural details to enhance the front elevation and to present additional details to the Committee for approval. Other reviews:

- Relocation of a satellite dish at 424 Pond Ridge, provided the reception can be achieved from a less obtrusive position.
- Relocation of a playscape on Thoreau Circle.
- Approval of a paver patio at 331 Mercer Lane.

**Fence Repair:** Help is on the way - at least for some Knollwood homeowners. The Standards Committee has completed a visual survey of the homes on the Knoll and identified the following homes as having fences that must be repaired this year in order to withstand the wait for their vinyl replacements in the coming years:

14 Aster	37 Knollwood No.
11 Aster	39 Knollwood No.
120 Heather Way	105 Knollwood So
123 Heather Way	141 Morning Glory
20 Ivy Lane	142 Morning Glory
23 Ivy Lane	133 Primrose Ln
30 Knollwood No.	41 Sagewood

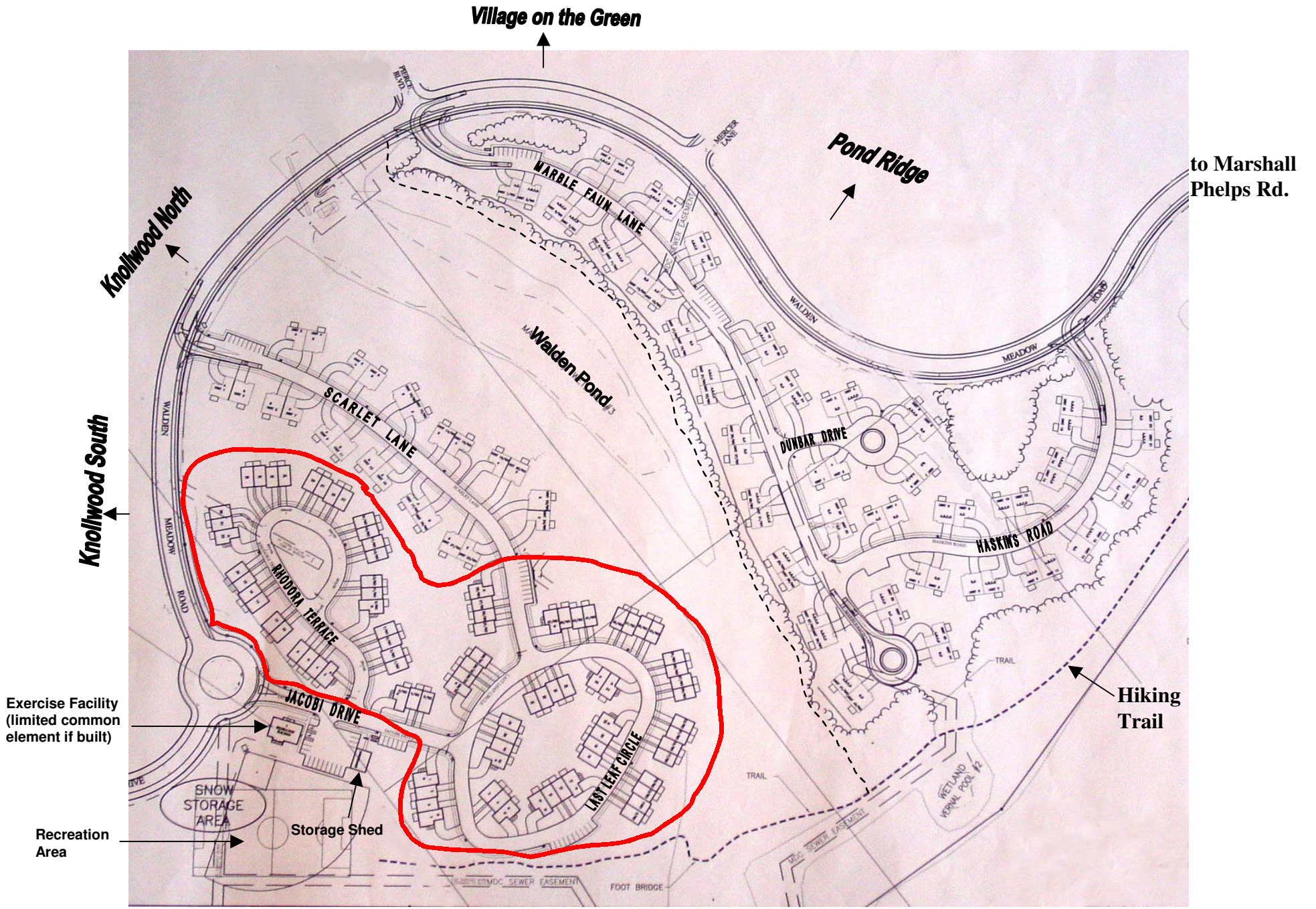
A work order has been placed with Elite Management to handle the repairs, but no schedule has yet been determined. The cost for the repairs, expected to be nominal, will be paid for out of the Village Council's reserve fund. Affected homeowners may call Rick Ericson, 683-8999, for additional information. 🇺🇸

### **DATES TO REMEMBER**

- |                                 |   |
|---------------------------------|---|
| <b>Tues, July 19th @ 7:30pm</b> | Special Meeting for Village (On the Green and Knoll) Homeowners |
| <b>Wed, July 20th @ 7:30pm</b>  | Special Meeting for Ridge Homeowners to Elect Director          |
| <b>Wed, July 27th @ 7:30pm</b>  | Conservancy Board of Directors Meeting                          |

**Note:** FRIDAY NIGHT GAME NIGHTS HAVE BEEN POSTPONED UNTIL SEPTEMBER.





■ = Townhome Council (88 homes)  
 Everything Else = Duplex Council (92 homes)

## COUNTRY WALK