

Walden Woods News

June 2005

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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).



TO FENCE OR NOT TO FENCE

As you probably know, we are replacing all of the wooden fences in Walden Woods with vinyl fences. As you also probably know, we are paying for the new fences out of the *Reserve Fund* that we're all paying into on a monthly basis - which explains why the replacement process is taking so long. We have to allow time for the reserves to build up before we can extract the necessary funding - typically at the rate of 10-14 fences per year. Fences adjoining the common grounds or limited common grounds of the Woodmoor and Village on the Green homes have already been installed and a prioritized 3 or 4 year schedule for replacing Knollwood fences is being developed for implementation next year (*Ridge homeowners are responsible for their own fences*).

What you may not know is that you don't have to wait until 2008 or even 2006 to replace your fence if you live on the Knoll. If you feel your fence is in such poor shape that you can't wait for the scheduled replacement date, contact our Property Management Company, Elite Management, to make arrangements with the fencing contractor. For the time being, you will have to bear the burden of paying for the new fence, but you will be reimbursed when your fence would have been replaced according to the prioritized schedule.



*barbs - perhaps tempting,
but not allowed*

Some Knollwood homeowners may be getting more immediate help. The Standards Committee recently conducted a survey and determined there are about a dozen fences that need temporary repairs to make them more functional while awaiting eventual replacement. Upon Board approval, the committee will notify the appropriate homeowners and make arrangements with Elite Management to have the fences repaired at no expense to the homeowners. **Note:** Requests to remove fences either temporarily or permanently without immediate replacement will not be approved. ♦

POND UPDATE

Although not visibly evident yet, things are finally happening to improve the condition of Walden Pond.



Two Vortex units have been installed adjacent to the new development on either side of the pond to capture sediment from the storm drainage system in *Country Walk*, another has been installed down by the dam (*see photo*) to capture

the runoff pollution from Walden Meadow Road. These devices should really help clear up the pond and keep it clean.

Also, a representative from Culbro Development has met with the town's environmental officer to review the impact of the runoff from the adjoining industrial sites. They concluded that while flow retention on the Konica-Minolta and Spencer sites is within current zoning standards, they are asking both companies, as well as Unisource, to reduce fertilizer use and/or adjust their fertilizer to lower polluting contents (probably a reduction of phosphorous content). Our own landscaping contractor, Russo Lawn and Landscape, Inc., is now using the same fertilizing approach within Walden Woods to help improve the pond's water quality.

Culbro and the environmental officer are also asking Spencer and Unisource to reduce their mowings in the retention basin to no more than two mowings per year so that the taller vegetation in the retention basin will prevent some of the nutrients from running into our pond. There is also a proposed plan to create a new retention basin on the Unisource property that will include other water quality improvement measures as well.

Once all of the improvements have been completed, our Environmental Committee will again evaluate the water quality and consult with the environmental officer and the Connecticut

DEP. In the meantime, the committee's principal focus is on motivating all concerned to move quickly on their respective responsibilities to reverse the deterioration of the water quality in the pond. In addition to installing the new Vortex units, the *Country Walk* developer, CWD, is evaluating the extent of dredging it will do to improve water quality.

Any new development in the Day Hill Industrial Park will also have to comply with the Town Planning and Zoning requirements for no increased runoff of storm water. ♦

LANDSCAPE REPORT

Budget constraints are preventing us from doing all of the landscaping projects we had in mind, but we have taken some strides towards making Walden Woods the Garden of Eden (sans snakes) we all hope it will become. With a commitment from the *Country Walk* developer to share in the expense, we'll soon have some extensive, colorful plantings in front of two and hopefully all four pillars marking the Marshal Phelps entrance into Walden Woods. Now if we could just get all the common property grass to look like the grass on the Meeting House lawn

Another round of applause, by the way, should go to Warren Johnson for once again going way beyond the call of duty. Warren, shown here dealing with some poison ivy, has been sacrificing his Saturday mornings to clearing an authorized walking trail along Walden Pond that will connect to the longer walking trail to be built by the developer this fall. Taking his cue from Nike, Warren's motto regarding the betterment of our community seems to be "just do it." ♦



Note: Anyone willing and able to help clear the "Johnson Trail" can meet Warren on the east side of the pond around 9AM Saturday mornings.

Pool Party



And a good time was had by all!!! Nearly 100 people attended a gathering at the pool to celebrate Memorial Day and the annual opening of the Walden Woods pool facility. The event was coordinated and hosted by the imaginative and hard working members of the Recreation and Social Committee who provided food, drinks and s'mores at a nominal cost to cover expenses.

As with all of their event planning, the committee's primary goal was to provide an opportunity for neighbors to have a good time and help make our diverse community a more cohesive, closer community of friends. By



any measurement, the party was a huge success with neighbors helping neighbors by acting as waitresses and cooks, new residents meeting old, teenagers enjoying their pool-side tanning, young children playing together, and plenty of good food and music that fit nicely with all the mingling. If you didn't join us this year, you can plan on it for next. This is bound to be an annual event.

Special thanks go out to members of the Recreation and Social Committee and other volunteers who worked on this event, especially our chairperson Janet Terkildsen. Her husband Ben and their son Kory, Cori-Lynn Webber, Joe and Sheila Sikora, Jan Moeller and his daughters Hannah and Charlotte, Dick and Joyce Armstrong, Deb and Paul Giampolo and their son Anthony, and Jack Keenen all deserve a round of applause for devoting the time and energy needed to make this an enjoyable day for everyone.



To get involved with the Recreation and Social Committee or any other committee, please contact Bob Ellis (688-5949). More volunteers make less work (and more fun) for all!

Pool/Tennis Court Open for Play

In case you missed the party, the swimming pool is now open and available for use by Walden Woods homeowners and their guests 8:00AM - 8:00PM every day until Labor Day. Everyone should be pleased with the abundance of new pool-side furniture, and while the cabana is not in perfect shape, funds have been approved for repairs this summer. Please remember that there is no Life Guard on duty.

The tennis court, with its brand new net, is also ready for play and is available for use from sunup to sundown every day until the snow flies or chattering teeth make it too difficult to serve. There's a few cracks in the surface, but rather than spend the money to do the temporary repair work, we're negotiating with the *Country Walk* developer to resurface the entire court at the same time they construct the new tennis court this fall.

ODDS AND ENDS

WATCH OUT!

With the increase in construction activity starting on the Duplex section of Country Walk, more trucks and equipment will be popping out of the two access roads. Please drive slowly along Walden Meadow Road for your own safety, especially in the morning, when the sun is in your eyes.

Hey Raj!

A big Welcome Back to Raju Barman who took a temporary leave from his duties as a member of our Board of Directors while he explored a career change. Raj resumes his duties as a Director from the Woodmoor Council.

A special thanks to Joe Palladino who filled in for Raj and is continuing to serve as the Board appointed Conservancy Treasurer.

Driveway and Street Repair

Elite Management has indicated an assessment of road and driveway conditions will be made shortly and major cracks will be sealed this fall.

New Declaration

If you didn't make it to the June 6th homeowner meeting to listen to Warren Johnson explain all the changes being made to the Declaration, you're now going to have to deal with foot-weary volunteers visiting your home to do the same thing. Please welcome them, listen, ask questions and then sign the approval sheet. It's a good thing to do.

Male Bashing Joke of the Month

While attending a Marriage Seminar dealing with communication, Tom and his wife Grace listened to the instructor, "It is essential that husbands and wives know the things that are important to each other." He addressed the man, "Can you describe your wife's favorite flower?" Tom leaned over, touched his wife's arm gently and whispered, "It's Pillsbury, isn't it?"

Overheard at the Pool Party

I have flabby thighs, but fortunately my stomach covers them.

MEET THE ELLISES

Due to time and space constraints, the normal homeowner profile will not be available this month. As a backup, we were to have an abbreviated, not so normal homeowner profile of Bob and Polly Ellis. Unfortunately, the extremely popular and talented Ellises, whose extraordinary achievements are publicized under another name because of their entry into the witness-protection program, have modestly refused to be interviewed or photographed.

Dates to Remember

Fri, June 24 @ 7:30 - Game Night (call Dick Armstrong, 285-0803)

Wed, June 29 @ 7:30 - Board of Directors Mtg.