



It's Summertime !!!!

Walden Woods News

June 2007

I THINK THAT I SHALL NEVER SEE . . .

By Warren Johnson, Environment Committee Chairperson

Shock and sorrow abound over the developer's removal of trees along Walden Meadow Road between the new Haskins Road and the new Marble Faun Lane. I immediately recalled Joyce Kilmer's classic poem "Trees". The poem ends: "Poems are made by fools like me, but only God can make a tree." Is there something amiss with the recent removal of so many Walden Woods trees?

Did the developer have the right to remove the trees? Yes. Development rights in the Country Walk areas allow the construction of 180 new units as long as construction conforms to the grading and landscaping plans approved by the Windsor Town Planning and Zoning Commission in 2004. The distance between Haskins Road and Marble Faun Lane measured along Walden Meadow Road is about 1,450 feet. The approved plans disclose the removal of trees from about 250 feet west of Haskins Road to about 200 feet east of Marble Faun Road.

Why is it necessary to remove so many trees? Even after some successes by homeowners (*People of Walden Woods, 2001-2004*) to reduce the number of approved units in Country Walk, the developer is entitled to construct 180 units. Blame some of the loss on the topography. The grading required to squeeze 180 units

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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),

into the Country Walk areas cut the earth out from under the area where the trees existed so damage to their root system would have been too severe for them to survive..

What grading do the plans require? The 1,450-ft. distance from Haskins Road to Marble Faun Lane is shown with an earthen berm of approximately 2 feet in height. The berm is shown running along the sidewalk in front of the remaining trees as well as the denuded landscape.

What landscaping do the plans require? The berm is shown with extensive plantings. The numerous trees to be planted once grading is complete are five varieties of evergreen trees: eastern red cedar, Norway spruce, white spruce, eastern white pine and American arborvitae. In addition to trees, the berm is to be planted with a mixture of juniper and bayberry bushes. The trees and bushes are intended to provide a year-round screen of the back of the new units from Walden Meadow Road.

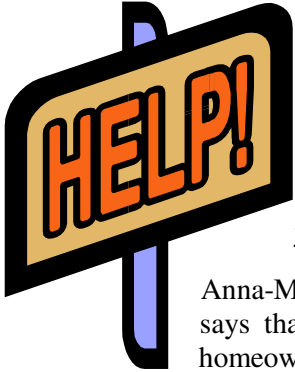
How can Walden Woods residents view the plans? The plans were filed in the Windsor Town Hall in 2004 and can be viewed and copied by going to the Town Hall. The developer provided me as President of POWW, LLC with a full set in 2004. I have maintained that set at my home, 22 Ivy Lane in Walden Woods. You may view my set of plans by contacting me or my wife, Ruth, at 688-5128.

If something is amiss, it does not appear to be unique to Walden Woods or with this developer. I see no significant variance from the approved plans and the recent tree cuttings. Rather, I believe this scarring of the landscape is attributable more to vague and subtle causes including developer focus on profits, homeowner indifference, developer friendly zoning regulations and community growth.



HELP WANTED PAGE

TOWNHOME COUNCIL NEEDS A DIRECTOR!



It's been eight months since the Townhome Council became eligible to elect a fellow homeowner to serve as Council Director and their representative on the Conservancy Board of Directors. No one has yet to volunteer for the job (*editor's note to Conservancy Board members: Since the Townhome homeowners do not yet have a voice, now would be a good time for you to approve that blinking red and orange neon "WATCH OUT FOR SQUIRRELS" sign and have it installed at the entrance to Scarlet Lane. While you're at it, you might as well increase their association fee to pay the electric bill for the sign.*)

Anna-Marie Brown, who stepped forward to accept the position for the adjoining Duplex Council, says that being a Council Director is interesting and a nice way to become familiar with new homeowners as well as staying aware of what's going on in the community. She adds that since there are few issues in the maintenance-free Duplex Council (*also true of the Townhome Council*), the time required to serve her Council is minimal and pretty much limited to the monthly Conservancy Board meetings where community-related issues are resolved collectively by the entire board.

If you are a Townhome homeowner and want to know more about becoming your council's representative on the Conservancy Board of Directors, contact Anna-Marie at 688-5258 or Deb Giampolo, 298-8782.

YOU NEED A STANDARDS COMMITTEE

At the Conservancy's Board of Director's request, the following article from the *Community Association Institute* is being re-published here to emphasize the importance of having an effective Standards Committee process in place to review all proposed property changes:

Although the association may sometimes seem like Big Brother when you want to build a shed or put up a fence, a design review program is actually a benefit – not a burden. An association's design standards are based on harmony with the overall community, consideration for neighbors, and high-quality construction practices. The design review program exists to maintain, protect and enhance the value of your property, and it strives for a balance between individual rights and the good of the entire community.

While association members have the biggest stake in property values, others are also very interested in seeing a community well maintained and looking its best. Builder's reputations and lenders' financial support are closely connected to the community. Also, public officials have an interest in maintaining and enhancing the community since tax revenues depend on property values.

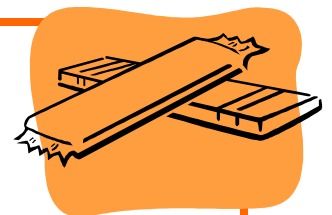
The task of the Standards Committee is not terribly complex. They review all applications for external changes to a homeowner's property, advise the homeowner on their project's compliance with existing standards, monitor the changes to ensure they comply with the approved proposal, and take an occasional tour to identify any obvious design violations. .

Walden Woods no longer has a homeowner-staffed Standards Committee. Our current standards review process (*design review program*) is being ably controlled by our property manager, Elite Management. If anyone is ever interested in re-establishing the committee, please contact Joe Palladino, 298-9337 or jjpall@comcast.net.

CHOCOLATOLOGY 101

Some people think that a balanced diet means having a chocolate bar in both hands.

Strength is the capacity to break a chocolate bar into four pieces with your bare hands and then eat just one of the pieces.



ODDS AND ENDS

RESTAURANT REVIEW

by Desiree Hennessey



Union Street Tavern, 20 Union St., Windsor, 683-2899

Located in the center of town, this lively pub, which opened last fall in the old firehouse on Union Street, has something for everyone's tastes - salads, seafood, steak, pasta, burgers or wraps - and, at an affordable price.

My counterpart and I found it by chance as we were exploring the town, shortly after moving to Walden Woods, and it has quickly become a favorite place to relax and unwind. Whether it's for a quick local microbrew and appetizers or dinner with our college-aged children, we have never been dissatisfied.

There's outside dining during the summer months, live music on the weekends, and a great pub where it seems everyone loves to meet and socialize or just sit around and watch a game on one of the TV's.

Best of all, (since I am not one for chain restaurants) the owner is always around, talking with guests and making sure their dining experience is a pleasurable one. And, since it's always busy whenever we've visited, this friendly, outgoing, down-to-earth family man who grew up in the area must be doing something right.

So, next time you're looking for some place new to try, stop by Union Street Tavern. Who knows, maybe we'll see you there!

INVESTMENT TIPS FOR 2007

For all of our readers with money to invest, we are offering this list of expected mergers so that you can get in on the ground floor and make some BIG bucks.

1. Hale Business Systems, Mary Kay Cosmetics, Fuller Brush, and W. R. Grace Co. will merge and become Hale, Mary, Fuller, Grace.
2. Polygram Records, Warner Bros., and Zesta Crackers will join forces and become Poly, Warner Cracker.
3. 3M will merge with Goodyear and become MMMGood.
4. Knotts Berry Farm and the National Organization of Women will become Knott NOW!

VILLAGE BUDGET ISSUE

by Joe Palladino, Council Director

The next Village Council meeting will be Monday, June 25 at 7:00 PM. A key topic for discussion will be the results of the survey I conducted regarding how to complete the vinyl fence replacement project and still maintain a viable reserve for other capital expenditures. Several options were offered including a special assessment, financing both the project and reserves through a bank loan and increasing monthly fees.

This will be a particularly important discussion in light of recent news that while the cost per linear foot to do the next 13 fences has not gone up, the total linear feet being installed is bigger. This means we owe an additional \$3,000 this year which will impact our reserve fund even more than anticipated.

All Village Council homeowners are encouraged to attend this very important meeting. What we decide to do will impact everyone in the Council regardless of whether your fence has already been replaced.

TAKE A WALK

Sunday, June 24th at 2PM. There's still time to sign up to join your neighbors for a pleasant afternoon of walking, talking, healthy eating and charitable giving. Contact Genevieve Lattimer, 687-1438 or aglattimer@comcast.net. There's no charge for this first-time event; just come down to the Meeting House and bring a non-perishable food item for the Windsor Food Bank.

TAG SALE REMINDER

Saturday, August 11th, 9-3PM. Put off procrastinating until next week. Now's the time to start going through the closets, attic, basement and garage to gather all those tag sale items - and to call Gail Twarkins, 688-5766 to let her know you want to participate in Walden Woods' third annual Tag Sale. For \$10, you can take advantage of wide-spread advertising, same-day signage and the general attraction of a community-wide sale.

MEMORABLE POOL PARTY



It keeps getting bigger and better. Hosted and coordinated by the Recreation and Social Committee, our third annual Memorial Day Pool Party was the best yet. Well attended and full of sunshine after a nervously overcast and faulty barbeque start, the party featured the usual great cookin', sunbathin' and socializin', but the definite highlight of the day were the games added this year by the committee. Competitive, fun to watch and especially fun for the participants, the sack, potato (or potatoe), three-legged and marathon races will no doubt be an integral part of future parties. Our thanks to coordinators Janet Terkildsen and Cori-Lynn Webber and the entire Recreation and Social Committee for a job well done.

NEW ARRIVALS

Welcome to:

Srinivas Vankamamidi and Paleti Sreelokshmi, 13 Scarlet Lane

Shivraj Vichere, 43 Last Leaf Circle

Edgar Rodriguez, 55 Last Leaf Circle

GRASS CLIPPINGS

Are you a Grass Clipping Dumper? Do you rake up all the cut grass after mowing and dump it somewhere off your property, maybe at the building sites? If so, you're making a big mistake. Not only are you irritating your neighbors by creating a wonderful breeding ground for mosquitoes, you're also wasting money.

According to the Massachusetts Department of Agriculture: "*Why go through all the time, money, and effort it takes to bag all those clippings when it's not necessary? Just leave the grass clippings on the lawn to decompose. The clippings are a natural organic fertilizer. Your lawn can remain healthy because each time you mow, you return valuable nutrients and moisture to the soil and you won't have to apply all those expensive fertilizers so frequently.*"

DATES TO REMEMBER

ALL HOMEOWNERS ARE INVITED TO EACH EVENT

Sun, June 24th Walk Walden Woods (starts at the Meeting House) contact Genevieve Lattimer, 860-687-1438 or aglattimer@comcast.net
2PM

Mon, June 25th Village Council Board Meeting
@ 7:00 at the Meeting House

Wed, June 27th Conservancy Board Meeting
@ 7:00 at the Meeting House

TRASH PICKUP REMINDER

Don't forget that trash pickups are delayed one day during certain weeks when holidays occur.

Wed, July 4th
Mon, Sept 3rd (Labor Day)
Tues, Dec 25th

Please postpone putting your trash out to the curb accordingly.

"Grass clippings do not cause thatch to form in lawns if the lawn is mowed properly. If large clumps of grass are forming when a lawn is mowed, it is because the lawn is not being mowed frequently enough or it is mowed while very wet from dew or watering. If you really feel it's necessary to rake the clippings off your yard, at least dump them into your garden."