



# Walden Woods News

## March 2006

### Aaaah Spring ???

To even think about spring is probably bad luck (if we get a 22" nor'easter tomorrow, please don't send hate mail to the editor), BUT, besides last week's influx of warm weather that turned out to be just a teaser, there are some sure signs that springtime is very close by.

**The 2nd Annual Great Egg Hunt will be held in about 3 weeks.** April 9th to be exact. One to 3 PM to be more exact. Last year's Egg Hunt, also organized by the Recreation & Social Committee, was a big success with more than 20 kids participating in games, "tattooing" and egg hunting. As with last year's event, chaperoning adults will also enjoy refreshments, socializing and the usual game of "my kid is [smarter, cuter, better behaved] than yours." Read more about the Great Egg Hunt and how to sign up for it in the flyer accompanying this newsletter.

**The Knollwood street signs are being installed.** In addition to providing visitors and emergency response teams with badly needed direction aids, the installation of the signs means the ground has finally thawed - which means we can all start planning our annual trek to Home Depot to get garden supplies.



**Springtime griping about our messy streets and lawns has begun.** Every year, there is a patience-testing period of time between the last winter storm and the cleanup of all that winter has wrought. Every year, homeowners get impatient with the town and with our own landscaper to clean up the sand and debris, and to repair the damage from the snowplows. Every year, we have to be reminded that Walden Woods does not control the town's cleanup schedule and Russo Landscaping will have their cleanup crew over here just as soon as we're positive that we've seen the last snowfall. We do not want to go through an expensive second cleanup effort. ♣

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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).

### Zen Anyone?

Don't be irreplaceable. If you can't be replaced, you can't be promoted.

Always remember you're unique. Just like everyone else.

Before you criticize someone, you should walk a mile in their shoes. That way, when you criticize them, you're a mile away and you have their shoes.

If at first you don't succeed, skydiving is not for you.

## A Word from Joe



This month, I would like to share with you the three complaints most often expressed to members of the board by Walden Woods unit owners.

The number one complaint is about the thoughtless unit owners who walk their dogs around the complex but refuse to clean up after their pets. Our rules on this subject are very clear but the offending unit owners don't seem to mind that you and I have to clean up their pet's mess.

The number two complaint concerns the lack of respect for the driving rules within our complex. Unit owners speed on all our streets regardless of posted town or community speed limits. Stop signs and one-way directional signs are also often ignored. With these poor safe-driving habits, a serious accident is waiting to happen and the chances are it will involve one of us.

The third complaint concerns the lack of interest displayed by the vast majority of unit owners in the maintenance and management of our community. This complaint obviously comes from the volunteers who grow weary of carrying the burden and it's also obvious to those of us on the board who witness the apathy on a regular basis.

I hope all of you reading this will consider addressing the complaint(s) that might apply to you. We're all in this together and the more each of us practices being a good neighbor, the more each of us will enjoy being a Walden Woods resident.

- Joe Sikora, Conservancy Board President. ♣

### SAT for Dummies Redux answers on page 3 (read 'em one at a time)

1. What do you put in a toaster?
2. If a red house is made from red bricks and a blue house is made from blue bricks and a pink house is made from pink bricks and a black house is made from black bricks, what is a green house made from?
3. It's twenty years ago, and a plane is flying at 20,000 feet over Germany (If you will recall, Germany at the time was politically divided into West Germany and East Germany.) Anyway, during the flight, TWO of the engines fail. The pilot, realizing that the last remaining engine is also failing, decides on a crash landing procedure. Unfortunately the engine fails before he has time and the plane fatally crashes smack in the middle of "no man's land" between East Germany and West Germany. Where would you bury the survivors? East Germany or West Germany or in "no man's land"?

### Want to Save a Life?



All of us would like to say we saved someone's life. And most of us would do it if given the chance - **and the know how to do it.**

Well, we now have the chance to know how. Or at least one important method. One of our very own residents is offering to conduct a CPR course for those of us who might be interested in being a hero. Walter Pizchala, a certified instructor in Cardiopulmonary Resuscitation is willing to conduct the course for a minimum of 10 people at a fee of \$45 each. The course would run three nights for 3 hours each at the Meeting House.

Everyone completing the course gets a certification and the knowledge that he or she is now prepared to do some good when the opportunity or need presents itself.

If interested, please contact Joe Palladino, 248-9337 or [jjpall@comcast.net](mailto:jjpall@comcast.net).

## FENCING SCHEDULE

For you Knollwood homeowners whose fences barely survived the harsh winds of this winter, there's good news. You may be on the list of 12 units whose fences are in the worst condition and therefore scheduled for replacement this year. And if you're not currently on the prioritized list, have faith. The list was prepared last fall and may change as further reviews of fencing conditions occur this spring and summer. **Caution:** Before you take a hatchet to your fence to ensure its placement at the top of the list, please know that your neighbors are watching.

As you may remember, we plan to replace the wooden fences on the Knoll with vinyl fences at a rate of 12 per year for the next four years. This is to ensure adequate reserves are available to handle the expense without having to generate a special assessment for homeowners to swallow.

As previously explained, homeowners do have the option of replacing their fences at their own expense and being reimbursed according to the prioritized schedule.

## Answers to Page 2 SAT

1. If you said "toast," then give up now and go do something else. Try not to hurt yourself. If you said, "bread," go to Question 2.
2. If you said "green bricks," what the devil are you still doing here reading these questions????? If you said "glass," then go on to Question 3.
3. You don't, of course, bury survivors. If you said ANYTHING else, you must NEVER try to rescue anyone from a plane crash.

Give a man a fish and he will eat for a day. Teach him how to fish and he will sit in a boat and drink beer all day.

## FEBRUARY COMINGS AND GOINGS

**Gone:** Sharon Kurpen,  
37 Knollwood North

## Fore-Gotten?

You still have time to let us know if you want to play in Walden Woods' very first golf outing. We don't know where or when yet, but it looks like there's enough interest to make it happen. If you think it might be fun to play a friendly round of Sunday golf with your neighbors, contact Bob Ellis, 688-5949 or [wwgolf@sbcglobal.net](mailto:wwgolf@sbcglobal.net).

## Country Walk Update

Good news for the Country Walk Sales Team and for all you Walden Wooders who enjoy the aesthetic values of living here. The unattractive trailer being used as a "sales office" for the Country Walk homes is going to disappear shortly. The first model home will be ready in less than two weeks and, as with most new developments, the model home's garage will be converted into a sales office. The trailer, not exactly styled in the New England motif, will not be missed by the sales staff or Walden Woods homeowners.

As stated in last month's newsletter, several CW homes have already been sold. The first occupancy is expected sometime in June.



## POOL AREA IMPROVEMENTS IN THE WORKS

If you haven't noticed the extensive work going on around the pool area, we invite you to take a walk. The brush has been cleared, the plantings are being "revived", and the pond next to the pool is being restored to its original splendor of the early 90's. All of this clearing will enable us to move into a "maintenance" mode that will prevent our having to embark on such a massive reclaiming project again. Our hope is to also have the fountain operational again this spring.



In addition, the bridge between the pool and the parking lot is undergoing some major repair. The bridge deck, which was sorely splintered and not holding stain any longer, is being replaced by Trex, a material that resists damage from moisture and insects and provides excellent traction even when wet. This is a one-time expenditure and will provide a low maintenance solution for the bridge.

The pool area will have a fresh coat of paint on the cabanas and pergolas. The floor of the cabanas will have a rough coating applied to prevent slips. The pool itself will undergo a patching effort to sustain it for another few years until the extensive repair work can get added into the budget. Obviously, none of this could have taken place without many people behind the planning and effort. Many thanks go to the Board for approving the plan, the Recreation Committee for helping develop the plan, our Property Manager, Frank Goeckler, for coordinating the effort of the contractors, and Russo Landscaping for its cooperation, patience, punctuality and effort. Get ready to "ooh and aah" this spring when you come to the pool - I hope you'll be just as excited and proud as I am! ♣

- Deb Giampolo, Recreation and Social Committee Liaison

**Addendum:** The eyesore "dumpster" down by the pool parking area will also be removed in the not too distant future. The snow removal supplies and tools currently stored there will in the future be stored in the maintenance building that is to be constructed near the Parcel C recreation area just west of the new Country Walk homes being built.

The new 1200 square foot facility will have a workshop, an office for administrative use by our Property Manager, and restroom facilities for access by tennis players and others using the new recreation area. It will also house landscaping and snow removal equipment. ♣



### DATES TO REMEMBER

(unless otherwise specified, all events are at the Meeting House)

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|---------------------------|---|
| <b>Mar 29th at 7:30</b>   | Special Homeowners Meeting to discuss and vote on passage of updated Certificate of Incorporation. Meeting will be followed by regular Board of Directors Meeting to which all homeowners are also invited. |
| <b>Apr 9th, 1:00-3:00</b> | Spring Social and Egg Hunt ( <i>contact Dick Armstrong, 285-0803 or <a href="mailto:r.armstrong@snet.net">r.armstrong@snet.net</a></i> )  |
| <b>May 6th, 2:30-6:30</b> | Kentucky Derby Day Party ( <i>contact Jack Keenan, 687-1734 or <a href="mailto:john.keenan@hsb.com">john.keenan@hsb.com</a></i> )   |