



Is it Spring yet?



Walden Woods News

March 2008

MOVIE EVENT APPROVED *

The Conservancy Board of Directors voted at their February 27th meeting to tentatively approve the Recreation and Social Committee's proposal to use the meeting house green for a family movie night event in July.

Current Walden Woods Rules allow for the use of the green for events or activities approved by the Board, but until now that approval has only been needed for the annual Great Egg Hunt event (see flyer). The Recreation and Social Committee, under the leadership of Dianne Timpson, is seeking to organize more outdoor events in a central location to "create a more welcoming atmosphere that will encourage residents to participate".

If the "Movie Under the Stars" event is successful, the Board will consider approving an Oktoberfest event currently in the planning stage. Also in the works is a tree lighting event to precede the holiday party in December. Both events would be held on the green if approved.

* A vote on final approval of the movie night is expected to be taken at the March 26th Conservancy Board meeting. It will follow a review of the "event plan" being prepared by the committee to ensure all parking, safety and control issues have been considered and resolved.



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WALDEN WOODS NEWS is a bi-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).

REMINDER FOR ALL VILLAGE COUNCIL HOMEOWNERS

If you are a Village Council homeowner, please DON'T FORGET TO PAY YOUR SPECIAL ASSESSMENT FEE BY MARCH 31ST!!!! As previously explained, the money is badly needed to replenish the Village Council reserves and pay for a three year, \$30,000 tree pruning project being initiated this year. The current reserves are completely committed to the rest of the fence replacement project.

Your check (\$240) should be made payable to Walden Woods Village Homeowners with a note indicating "2008 Special Assessment". Mail the check to Elite Property Management, c/o Walden Woods, P.O. Box 1187, Farmington, CT 06034.

Please remit ASAP. The last thing we want to do is incur the additional expense of having Elite send out reminders and follow up correspondence to collect the fees - which should be considered as much of an obligation to pay as your monthly association fee..

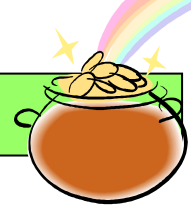
If you must choose between two evils, pick the one you've never tried before

MAILBOX RESPONSIBILITY

Waiting for the magic mailbox fairy to come along and fix or replace your mailbox? Don't hold your breath. You can try clicking your heels three times, but that's probably not going to work either. Unless you live in the Country Walk area, **it's your responsibility to have a functional, non-ugly mailbox that is in keeping with the other mailboxes in your area. That includes having a readable address on the mailbox.** AND DON'T FORGET TO REMOVE THOSE PHONE BOOKS, NEWSPAPERS AND OTHER BULKY MATERIAL LEFT OUTSIDE YOUR MAILBOX.



THE BUDGET AND YOU



The matrix included with this newsletter as an insert offers a slightly belated look at the 2008 budget. It reflects how much of your monthly fee is being spent on which budget category and is broken down by Council.

If you are concerned about whether the charges to cover the expenses are being allocated correctly, you are not alone. Your Board of Directors is also concerned (they live here too) which is why they have hired a CPA to review our budget to determine whether each unit is being appropriately charged. The formula for determining the allocation is complex but is based primarily on services received. The last such review was performed about four years ago. The CPA's report to the Board is due by the end of May.

Here are some highlights of our 2008 Conservancy budget:

- Despite an increase in expenses, the Conservancy fees remained the same (\$62) primarily because of the \$15,000 added revenue expected to come in from the new Country Walk (Duplex and Townhome Councils) arrivals.
- The budgeted amount for the meeting house and swimming pool increased by about \$4,600 to more closely align with the actual 2007 expenses generated by increased utility charges and repairs.
- With the Board's decision to abandon the attempt to use the recreation area as a ball field, we'll save \$6,000 in maintenance charges, but will need about \$4,000 to cover the one-time expense of removing the equipment and leveling the field, a net savings of \$2,000.
- If the extra Country Walk revenue is realized, we'll have almost \$11,000 more coming into the Conservancy Reserve Fund. That's going to come in handy to help pay for some major capital expenditures in 2008 (i.e., pool resurfacing, stone wall repairs).

RELATED POOL NEWS

The resurfacing of the pool, by the way, will be scheduled when the last snowflake melts and the pool can be drained (it's easier that way). It was also decided to apply a sort of plain marbled blue surface on the floor of the pool rather than going with the popular Barack Obama mural. In any event, the entire project **will** be completed in time for the Memorial Day Pool Party.

NOTE: If you know of a responsible individual, 18 years or older, who may be interested in serving as our **Pool Attendant** this year, please have them **contact Alyssa McAllister at Elite Management, 1-860-678-8300. The Pool Attendant is not a life guard position.**

Ahhhh THE IRISH

Four Irishmen were adrift in a lifeboat following a dramatic escape from a burning freighter.

While rummaging through the boat's provisions, Patrick stumbled across an old lamp. Secretly hoping that a genie would appear, he rubbed the lamp vigorously. To his amazement, a genie came forth. This particular genie, however, stated that he could only deliver one wish, not the standard three.



Without giving much thought to the matter, Patrick blurted out, "*Make the entire ocean into Guinness Beer!*" The genie clapped his hands with a deafening crash and disappeared. Immediately the entire sea turned into the finest brew ever sampled by mortals. The stillness that followed was broken only by the gentle lapping of Guinness on the hull as the four men considered their circumstances.

Michael looked disgustedly at Patrick whose wish had been granted. After a long, tension-filled moment, he spoke: "*Nice going Patrick! Now we're going to have to pee in the boat!*"

PROFESSIONAL STUDIES PLANNED OR UNDERWAY

1. **Environmental Study** – To be conducted early springtime. Purpose is to determine the best way to clean up Little Walden Pond (by the pool area).
2. **Budget Allocation Study** – Already in progress. *See Budget article above.*
3. **Developer Extension Study** – Country Walk developer has requested an extension of his seven year commitment to complete the Country Walk homebuilding. Purpose of study is to determine the financial impact on both the developer and Walden Woods if extension is not granted. Report is expected in March.

YOU AND THE LAW



SLOW DOWN!! Did you know that if you're driving into Walden Woods going 45 miles an hour, you're going to arrive at your home a maximum 30 seconds sooner than if you were driving 30 miles an hour? Regardless of where you live in the community? The question then arises "What do you do with those 30 seconds?" And is whatever you do really worth the risk of an accident (or a ticket)?

The posted limit here is 25mph, a speed followed by no one anywhere except in a super market parking lot. And it's probably unreasonable to think anyone ever will. But **30mph** is not unreasonable and would be a vast improvement over what's being witnessed on our roads today. There have been numerous sightings of drivers (not necessarily WW homeowners) going twice the speed limit here. In response to several complaints, our Board of Directors has requested the help of the Windsor Police Department. The police have promised they will include Walden Woods in their traffic control program with periodic postings of a squad car here. There is also some consideration being given to having one or two speed bumps installed along Walden Meadow Road to help curtail the speeders.

Walden Meadow Road has some tricky curves and is frequently used by joggers, walkers and bikers. With the traffic increase caused by the Country Walk development, extra caution is appropriate. Even the slowest of drivers dislikes speed bumps, but that may be what we need – and deserve. **Be a good neighbor and slow down.**

HELP

As intended, this newsletter has become the primary tool for communicating news that affects the Walden Woods community. After two cycles now of bi-monthly publication, it is becoming apparent the newsletter would be more effective if we resumed its monthly publication to provide the community with more timely news.

The problem is that, as much fun as it is in putting the newsletter together, the current publisher has reached a "burned out" (some say "brain dead") phase in his life that only generates enough energy for a bi-monthly publication. **HELP IS NEEDED.**

You don't have to have a journalism degree, just a knowledge of the alphabet and a fearless attitude about expressing yourself in writing to millions of readers. Some computer skills would also help. And a printer. And access to the internet. And a liiiiittle bit of spare time.

If you or someone you know has an interest in helping to publish this newsletter, please contact Bob Ellis, 688-5949 or pollyandbob@sbcglobal.net. There's no monetary compensation (except for expense reimbursement), but you will be worshipped by all of your Walden Woods' neighbors.

CONTENDER FOR WORST JOKE OF 2008

Two brooms were hanging in the closet and after a while they got to know each other so well, they decided to get married.

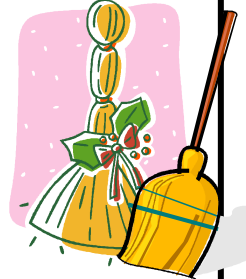
One broom was, of course, the bride broom, the other the groom broom.

The bride broom looked very beautiful in her white dress. The groom broom was handsome and suave in his tuxedo. The wedding was lovely.

After the wedding, at the wedding dinner, the bride-broom leaned over and said to the groom-broom, 'I think I am going to have a little whisk broom!!!'

'IMPOSSIBLE !!' said the groom broom.

'WE HAVEN'T EVEN SWEEPED TOGETHER !!!'



How come it takes so little time for a child who is afraid of the dark to become a teenager who wants to stay out all night?

A TRIP WORTH TAKING

by Desiree Hennessey

One of my favorite places to travel to in the US is New Orleans. When my son Shane enrolled as a freshman at Loyola University there two years ago, I knew this wonderful city would become my second home and it has become even more important to my family since Hurricane Katrina.

We moved Shane into his college dorm just two days before Katrina hit. He was evacuated and ultimately returned home for the remainder of the semester, but it was still a stressful time for us. We didn't know what he was going to go back to, if anything, mainly because of how the media portrayed the conditions there.

Two and a half years later, the heart of the city is back, more than ever. The French Quarter is charming with some great antique and specialty shops. Many 4-star restaurants have also re-opened, including such long time favorites as Dick Brennan's, Emeril's, Acme Oyster House and Galatoire's. Magazine Street, located in the Garden District, has some great boutique's and reminds me much of New York's SoHo district. And this whole area is surrounded by gorgeous, southern mansions, a favorite for movie filming crews.

We just returned from taking my mother there for the first time. She too was apprehensive about the trip because of the poor conditions portrayed by the media. But she ended up loving the city as much as her daughter and grandson and now can't wait to go back.

Post Katrina government aid was misused, unfortunately. But, if you want to help support the rebuilding of New Orleans, I suggest you do so as a tourist to help the local economy. The heart of the city is safe, clean and just beautiful. I know we'll continue to visit long after my son graduates from Loyola. If you haven't visited this city yet, give it a try – even if it's just for a long weekend. I guarantee you will love it!

DATES TO REMEMBER

All events/meetings are held at 7:00PM at the Meeting House unless otherwise noted.

- Wed, Mar 12th Duplex/Townhome Council Meeting
- Sun, Mar 16th Great Egg Hunt
2 – 4 PM
- Wed, Mar 26th Conservancy Board Meeting
- Wed, Apr 9th Duplex/Townhome Council Meeting
- Sat, Apr 19th Earth Day Cleanup
Noon @ dam
(Contact Warren Johnson, 688-5128)
- Mon, Apr 28th Village Council Meeting
- Wed, Apr 30th Conservancy Board Meeting

RECYCLE THE RIGHT WAY

by Phia Blume

As most of you do, I routinely toss #1 and #2 plastics into the orange recycle bin each week. Recently, however, my eco-conscience got the better of me with each #5 yogurt cup or #6 strawberry container I threw into the trash. So I contacted the Town of Windsor to learn more about the town's recycling program. What an eye-opener!



My biggest shock was to learn it is wrong to place #2 plastic shopping bags (Stop & Shop, for example) in the recycling bin. The town does NOT accept any plastic bags (even if made of #1 or #2 plastic). Some stores, like Stop & Shop, will take their bags back for recycling. However, I now prefer and encourage others to use reusable bags. I keep them in the trunk of my car so they are always there when needed.

The good news is the town recycles many items that I had mistakenly been throwing away. Here's a list you may want to save as a reminder:

BOTTLES/CANS/PLASTICS: (*Rinse all items; okay to include lids and caps.*)

- #1 and #2 plastic bottles • clear, brown or green glass bottles • tin cans • aluminum cans and foil

PAPER:

- newspapers • corrugated cardboard (*flatten boxes and tie larger bundles*) • chipboard (*remove bags from cereal, cracker, and pasta boxes before flattening*) • gift boxes • 12-pack soda cartons • junk mail • envelopes (*cellophane windows are okay*) • magazines and catalogs • phone directories • brown bags • office paper • file folders • books (*hardcover/softcover*)

Not Accepted: used pizza boxes • shredded paper and • waxed milk/juice cartons

COMINGS AND GOINGS

NOBODY LEFT!!!

Country Walk Arrivals:

Jeremy Strange, 27 Last Leaf Circle

Welcome to Walden Woods Jeremy !!!