



Walden Woods News

May 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).

NEW DECLARATION FOR WALDEN WOODS MERITS YOUR SUPPORT

Have you given up trying to read the existing Walden Woods Declaration? You're not alone. And, even if you could read it, you'd find it's outdated, inaccurate and unfair to existing homeowners. With your cooperation, that will soon change.

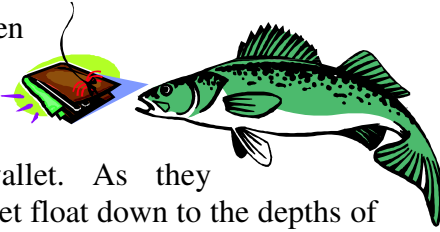
Thanks to a great deal of volunteer time and effort, cooperation with the *Country Walk* Developer, substantial homeowner expense and competent professional assistance, **a New Declaration will be ready for homeowner approval in the coming weeks.** In addition to correcting the confusing and inaccurate Existing Declaration, the New Declaration, if adopted, will be more favorable to the existing 156 homeowners. **The Documents Committee and the Conservancy Board of Directors unanimously recommend the restated Declaration for adoption by homeowners.** Among the benefits to existing homeowners are the following:

EXISTING DECLARATION	NEW DECLARATION
Does not restrict rental units. <i>Country Walk Developer could rent all 180 of the new units at his discretion.</i>	Prohibits developers from building or converting to rental apartments. Homeowners, however, will continue to be able to rent their homes under Board control.
Permits the building of 435 homes.	Limits the homes that developers can build in Walden Woods to a maximum of 336 (180 now being constructed plus the existing 156).
Gives broad rights to the Developer that extend throughout the 153 acres of Walden Woods.	Confines the Developers rights to the 54 acres of the <i>Country Walk</i> Section (Townhome Council and Duplex Council) currently under construction.

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PUNS TO FORGET

Two fishermen were out on the lake when one of them dropped his wallet. As they watched the wallet float down to the depths of the lake, a carp came along and snatched up the wallet. Soon came another carp that stole it away and then a third joined in. Remarkd one of the fisherman, "That's the first time I've ever seen *carp-to-carp walleting*."



As migration time approached, two elderly vultures doubted they could make the trip south, so they decided to go by airplane. When they checked their baggage, the attendant noticed that they were carrying two dead raccoons. "Do you wish to check the raccoons through as luggage?" she asked. "No, thanks," replied the vultures. "*They're carrion*."

A woman had twins and gave them up for adoption. One of them went to a family in Egypt and was named "Amal." The other went to a family in Spain who named him "Juan." Years later, Juan sent a picture of himself to his mom. Upon receiving the picture, she told her husband that she wished she also had a picture of Amal. Her husband responded, "But they're twins *-if you've seen Juan, you've seen Amal*." ♦

WELCOME COMMITTEE REPORT

Since its inception in October, Walden Woods' Welcome Committee has been busier than expected. There's been a turnover of 15 homeowners since September and each new homeowner has been visited or is scheduled to be visited by members of the committee. The purpose of each visit is to ensure the homeowner feels welcome and has all the information they need about Walden Woods and Windsor to feel comfortable in their new environment.

While doing an outstanding job so far, the committee now needs some help. If you live in the Pond Ridge area and would like to join the Welcome Committee, call Janet Terkildsen, 683-1239. It's a good thing to do. ♦

STANDARDS COMMITTEE REPORT

The Standards committee approved the following AAI requests in April:

- Vinyl siding for unit 70 Lochview Drive. While the unit is considered a Lot Home, which is traditionally sided in wood clapboard, its location is unique. The committee voted not to hold owner Ackley Beaumont to the standard since many of the Walden Woods units in the Knollwood vicinity are vinyl sided.
- Painting and repairs at unit 131 Primrose Lane based on a request by owner Alyce Lacey. No change to existing colors.
- Installation of a pedestrian door in the rear wall of Bob and Polly Ellis's garage at 144 Morning Glory Court. ♦

EARTH DAY CLEANUP A TEMPERED SUCCESS

Walden Woods first Earth Day Cleanup on April 22nd was a big success - from the standpoint of the amount of trash picked up along Walden Meadow Road. As



representative of community spirit, however, it was a big disappointment. Only five homeowners answered the call for volunteers. Our thanks (and apologies) to Joe Sikora, Dave Gorman, Rick Ericson, Cary Cardascia and Warren Johnson.

And where were you? ♦

Space Filler Pun

Two Eskimos sitting in a kayak were chilly, but when they lit a fire in the craft, it sank - proving once and for all that *you can't have your kayak and heat it too*.

NEW DECLARATION (continued from page 1)

EXISTING DECLARATION	NEW DECLARATION
<p>Allows for the election of a five member Conservancy Board of Directors by all 336 unit owners with no stipulation as to Council representation. <i>Since the number of unit owners in the Country Walk development (180) exceeds that of existing unit owners (156), all members of the elected Board could be Country Walk homeowners.</i></p>	<p>Gives the existing 156 homeowners and the new 180 homeowners in the <i>Country Walk</i> development an equal number of representatives on the Conservancy's Board of Directors. The Woodmoor Council (54 homes) will elect 2 Directors, the Village Council (72 homes) will elect 3 Directors and the Ridge Council (30 homes) will elect 1 Director. The new Townhome Council (88 homes) will elect 3 Directors and the new Duplex Council (92 homes) will elect 3 Directors.</p>
<p>Allows the Developer to create a new recreation building and pass the maintenance expenses on to all homeowners.</p>	<p>Restricts the use and cost of any new recreation building to the <i>Country Walk</i> homeowners and provides that the new recreation building need not be built.</p>
<p>Restricts the use and expense of the Meeting House to 194 homes and excludes 142 homes (Woodmoor and Townhome Councils). <i>The Meeting House is currently used by all the existing homeowners and requires complex financial adjustments to approximate equitable sharing of expenses.</i></p>	<p>Makes the Meeting House a common element with all 336 homes sharing the expense on an equal basis.</p>

My thanks are extended to Joe Sikora, George Hill and Bob Ellis for their work on the Documents Committee, and to Attorney Matt Perlstein for his expert legal advice. On behalf of the Committee and of the Board, I urge all Walden Woods homeowners to read the New Declaration as soon as it is available and to vote for its speedy adoption.

Respectively submitted,

Warren P. Johnson,
Chair of the Documents Committee ♦

TENNIS COURT AMENDMENT PASSES

More than the required 126 homeowners approved the Declaration amendment to reduce the number of tennis courts to be constructed in Walden Woods from four to two. As a result, only one tennis court will be built in the new Parcel C recreation area instead of three. Also, \$41,000 will be donated to our reserve fund by the developer in lieu of the two courts no longer required. Thanks to all who signed the amendment and especially to those of you who saved us some of the time consuming door-door legwork by attending the amendment signing meeting on April 13th.

MEMORIAL DAY POOL PARTY



Memorial Day promises to be memorable in Walden Woods this year in more ways than one. To inaugurate the summer season and commemorate

the holiday, your Recreation and Social Committee is hosting the first "Memories at the Pool" party. All homeowners are invited to attend the event on Monday, May 30th between 11:00am - 2:00pm at the pool area. Plenty of hamburgers, hot dogs, snacks and drinks will be available for a small fee and lawn and pool games will be played to make it a great day to enjoy with family and neighbors.

You'll soon be receiving your invitation with a more complete description of the festivities. Mark your calendar and check your mailbox!!!

MEET THE ATWATERS

This article was going to be about Susan Atwater, devoted mother, computer programmer, traveler, wine connoisseur, golfer, lover of chocolate and one of Walden Woods newest homeowners. Because so much of her life is about her family, however, it became evident that to separate the two would be unfair. Despite their respect for each other's individuality, Susan and her family are like a single entity. Her daughters Lauren, 17, and Meredith, 12, live with her in their Primrose Lane home. Her parents and two sisters live nearby.

Next month, the entire family is taking a cruise to Hawaii. It's not an unusual event. They've done it more than a dozen times

- to the Caribbean, Eastern Europe and other remote destinations requiring lengthy trips that would challenge the friendships within any group doing it once. Being individuals with different schedules and changing needs, not every member of the family makes every trip. But they try, and they continue to make plans for the next trip.

Susan's own life story is not terribly unusual. Born and raised in East Longmeadow, educated at Colby-Sawyer College for Women in New Hampshire and married at 20, she worked as a medical lab technician in her degree-related field of bio-chemistry before finding her niche in computer programming, a job she's held at The Hartford Insurance Company for 22 years. Divorced at 35,

she has been a single parent to her two children for 12 years, a task that has served to strengthen the family's resolve to remain a close family.

Lauren and Meredith attend the Metropolitan Learning Center (MLC), a grade 6-12 magnet school in Bloomfield specializing in Global and International Studies with a strong emphasis on language and technology. Both share their mother's interest in computers and spend no small amount of time on the lap-tops provided by their school.

Always encouraged to pursue their individual interests, Lauren and Meredith are far from being computer nerds. Before

transferring to MLC, Lauren participated on Windsor High's soccer and basketball teams, is now becoming fluent in Chinese and is very interested in pursuing a career in forensics. Meredith plays softball and has become a talented and diverse musician playing the violin, trumpet and double bass, the latter posing somewhat of a logistical challenge for the 85 pounder.

Susan and her family love it here in Walden Woods, especially because their "maintenance-free" home on the Knoll allows them more time to pursue their individual interests as well as their mutual interest in maintaining a close family relationship. It's an ideal lifestyle for the Atwater family. ♦



Meredith, Susan and Lauren Atwater

DATES TO REMEMBER

Wednesday, May 25 @ 7:30p.m. - Board of Directors Meeting

Friday, May 27 @ 7:30p.m. - Game Night (call Dick Armstrong, 285-0803)

Monday, May 30 @ 11:00a.m - 2:00p.m. - Memorial Day Pool Party (call Janet Terkildsen, 683-1239)