



Walden Woods News

May 2006



MEMORIAL DAY POOL PARTY

All Walden Woods Residents and their friends are invited to our second annual Memorial Day Pool Party. The event, hosted by our indispensable Recreation and Social Committee, will be held at the Walden Woods pool on **Monday May 29th from 11 - 2:00.**

As with last year's popular bash, barbecued hamburgers and hot dogs, snacks and drinks will be available to purchase from 11:30 to 1:30. To make sure their guestimate of the amount of food and beverages needed to make everybody happy is semi-



scene from last year's party

accurate, the committee needs you to let them know if you'll be attending and how many guests you'll be bringing. If you're coming

(and why wouldn't you?), contact Cori-Lynn Webber, 285-8433 or cwebberesq.@conversent.net. If you're notifying her via e-mail, please include "Walden Woods" in the subject line. Each attendee who doesn't already have an official Benny Terkildsen style Walden Woods name tag will be given one as a gift if you let Cori-Lynn know you need one.

Last year's party is going to be tough to beat, but it's going to be fun trying. Come join your neighbors, meet some new people and get your toes wet if you're so inclined. It's a great way to start the summer season. •

POOL ATTENDANTS NEEDED

As you know, the Walden Woods swimming pool is opening on May 19th (**8AM-8PM daily**). We have an unexpected problem, however, in that we have a shortage of Pool Attendants - and **when we have no Pool Attendant, we have no pool (except for the Memorial Day Party)**. The Attendant's duties, while not terribly complex, are critical:

1. Unlock the gate to the pool at 10:00 AM
2. Check the chlorine level of the pool once a day.
3. Verify the Walden Woods residency of people entering the pool area.
4. Monitor improper behavior
5. Lock the gate to the pool at 6:00 PM if not in use.

For these few tasks, the Pool Attendant is financially compensated and he or she gets to meet some nice people while relaxing and getting a nice tan. **This is not a life guard position.**

If you know of anyone 18 years or older who may be interested in making a commitment to performing this job for one or more days (or even half days) during the week or on weekends, PLEASE have them contact Lauri Grosse at Elite Management, 1-860-678-8300, x 18. •

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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).

ABOUT OUR ENVIRONMENT

By Warren Johnson

Help Save the Ponds

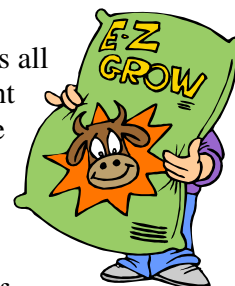
1. Test your soil
2. Restrict fertilization
3. Use minimum phosphorus

Use of less fertilizer and selection of the right kind of fertilizer will improve the water quality in Walden Woods' two ponds. With some effort we can have green grass and healthy plants without destroying the beauty of our ponds.

The first step is to **have soil tested**. Woodmoor and Ridge Council homeowners, you are in charge of your landscaping. The Connecticut Agricultural Experiment Station at 153 Cook Hill Road in Windsor

will test soil free of charge and recommend the type, amount and frequency of fertilizer needed to grow your grass or other plants. Stop by or call them at 683-4977 and they can advise you on the taking of samples. Our Conservancy Board contracts with a landscape company and supervises that company to ensure that soil is tested in the common areas and the Village Council.

The next step is to **restrict fertilization to the minimum needed**. This not only saves us all unnecessary cost, but also gives a boost to the Conservancy's water quality improvement efforts. Some of the fertilizer we use in Walden Woods and our neighbors in the watershed use on their landscaping finds its way into our ponds. That fertilizer runoff is degrading water quality, killing fish and other fauna, and promoting ugly algae. When considering our environment, less fertilizer is better than more.



The final step is to **use the least amount of phosphorus possible**. Every bag or bottle of premixed fertilizer has three numbers (such as 20-5-10) prominently displayed on the label. The numbers refer to the percentage by weight of nitrogen, phosphorus and potassium. The middle number always refers to phosphorus. Our ponds are most degraded by phosphorus. You can minimize the damage by simply buying fertilizer with no phosphorus or the minimum amount of phosphorus you can find consistent with your lawn and plant needs. Our Conservancy Board requires our landscaper to use low phosphorus fertilizer in the common areas and the Village Council. Woodmoor and Ridge Council homeowners, our environment needs your participation. •

CHURCH BULLETINS

We can't vouch for the authenticity of these excerpts from church bulletins, but if they make you smile, who cares?

- Ladies, don't forget the rummage sale. It's a chance to get rid of those things not worth keeping around the house. Don't forget your husbands.
- The Low Self Esteem Support Group will meet Thursday at 7 PM. Please use the back door.
- Miss Charlene Mason sang "I will not pass this way again," giving obvious pleasure to the congregation.
- A bean supper will be held on Tuesday evening in the church hall. Music will follow.
- At the evening service tonight, the sermon topic will be "What Is Hell?" Come early and listen to our choir practice.
- Eight new choir robes are currently needed due to the addition of several new members and to the deterioration of some older ones.
- The Associate Minister unveiled the church's new tithing campaign slogan last Sunday: "I Upped My Pledge - Up Yours!"

The Call of Duty?

You think Russo Landscaping just mows the grass, trims the bushes and spreads mulch?? Think again. Last month, our landscaping contractor responded to an early morning call about a dead coyote lying at the entrance to Primrose Lane up on the Knoll.

A representative from Russo hurried over and removed the animal before any school children or other sensitive folks had to view the unappealing scene. Our thanks to Russo - and to Elite Management - for the prompt response to a homeowner's call for help. •

COUNTRY WALK NEWS



The developer's task of removing the Common Reed from one of our vernal pools, as reported in last month's News (*About Our Environment*), has become an issue involving the town of

Windsor. It seems that the town's Environmental Officer, Cyd Groff, will not allow the removal of the reeds until at least July because of the need to protect salamander eggs and perhaps other fauna. As part of the settlement with the *Country Walk* developer during POWW's appeal to the Wetlands Commission in 2004, however, the developer must remove the Common Reed before a Certificate of Occupancy can be issued for any of the *Country Walk* units. Since the certificate is needed to close the sale of any unit and since several *Country Walk* buyers are already scheduled to close in June, the developer has a problem.

In compliance with the town's ruling, our Board of Directors has approved a delay to the removal of the reeds. In sympathy with the developer's dilemma, however, the Board is also asking the town to issue the Certificates of Occupancy prior to the removal of the reeds - with a provision that the developer must remove the reeds prior to September 1st.

No word yet from the town.

PENDING BOARD DECISIONS

The following issues affecting some or all Walden Woods homeowners are being reviewed, evaluated and discussed by members of our Conservancy Board of Directors to determine what's in the best interest of our community. Homeowners are welcome to submit their opinions on any of the issues to their representative on the Board.

Extension of Development Rights: The *Country Walk* developer has asked us to revise our Declaration to allow them a five-year extension of the 2011 deadline for completing their development. If supported by the Board, the proposed change will still require approval by 80% of the homeowners in Walden Woods.

Revised/Updated Rules: Continuing the effort to update the hierarchy of documentation that control the governing of our community (Declaration, Bylaws, & Rules), the Documentation Committee has submitted their proposal for a revised and updated set of Rules to the Board for their approval. If approved by the Board, a copy of the Rules will be distributed to all homeowners.

Placement of *Country Walk* Sales Sign: The *Country Walk* developer has asked the Board for approval to install a sign at the entrance to Walden Woods to promote the sale of *Country Walk* homes. Board is awaiting more information as to the specific location and size of the sign being requested. •

RESIDENT FILES COMPLAINT AGAINST UNISOURCE

Our "Shining Knight" is at it again. Better known as homeowner Warren Johnson, the "Knight" earned the respect of our community during the Johnson-led POWW campaign to exclude rental units and reduce density in the plans for the expansion of Walden Woods. Now, as an individual citizen, but for the community's benefit, he has filed a complaint against Unisource with the Connecticut Department of Environmental Protection (DEP). The objective of the complaint is to get Unisource, whose property abuts Walden Woods, to retain storm water on its site, improve storm water quality and control the rate of runoff into Walden Pond, all of which are critical to that pond's water quality.



The state's DEP has already contacted the Town about the complaint. Cyd Groff, the town's Environmental Officer, strongly supports the complaint and she is trying to get Unisource to resolve the problems. Warren has promised to continue pursuit of his complaint and our Board of Directors has written a letter of support to the town. **No Conservancy expense affecting homeowners will occur.** Our hats off (again) to Warren for looking out for our best interests. •

TAG SALE COMING AGAIN

WAIT!!! Don't throw away that old bicycle tire, velvet painting, ill-fitting suit, or collection of Barry Manilow CDs. The Conservancy Board of Directors has approved a request to have another community tag sale this year on Saturday, **August 12th from 9am - 3 pm.**

Unlike last year, however, when the sale was conducted at one central spot down in the pool parking lot, this year's event will take place in your driveway - and mine too if I want to have a sale - and our neighbor's as well. **Each homeowner who wants to participate will be able to set up their own tag sale on their own driveway - or front yard if you're a Woodmoor resident.**

More information will be made available as to how and when the tag sale will be run (signage, promotion, cost, etc.) as soon as our volunteer coordinator, Ruth Casagrande, and her committee complete their planning. Anyone willing to help organize the event or having suggestions can call Ruth at 688-9504.

ENTRANCE SIGN TO BE REFURBISHED

The Walden Woods sign at the Marshall Phelps entrance will be getting a facelift in the near future. Repainting of the sign and removal of the "Culbro" reference should be completed sometime this summer after a suitable contractor is selected.

NEW RECREATION AREA

Fulfilling one of its promises to homeowners, Culbro Enterprises, Walden Woods' original developer, will begin to build a hiking trail as well as an additional tennis court and a baseball/soccer field on the Parcel C Recreation Area west of the new *Country Walk* homes **this month**. The additional amenities will be available for use by all Walden Woods residents and are scheduled for completion by mid-August.

DERBY DAY CANCELLED

For those of you still waiting for your mint julep down at the meetinghouse, please go home. The Kentucky Derby Day Party was canceled due to an inadequate response by the announced deadline. The event will be revisited as a possibility next year - when we'll hopefully have fewer procrastinators.

COMING AND GOINGS

Nope. Nobody moved in April. Alas, this incredible period of quietude (one new homeowner in the past 4½ months) is about to end with three homes now for sale on the Ridge. And then, of course, there will be the new *Country Walk* homeowners arriving in June.

CPR CLASS

The CPR class to be conducted at the Meeting House by resident Walt Piszchala is set for **Wednesday evening, June 7th at 7:00PM**. Class size is limited to 20 people so please contact Joe Palladino, 248-9337 or jjpall@comcast.net as soon as possible. Deadline is June 1st if you're interested. Cost is \$45 per person.

DATES TO REMEMBER

ALL HOMEOWNERS ARE INVITED TO EACH EVENT

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|----------------------------------|--|
| Fri, May 19th | Opening day of swimming pool season |
| Mon, May 29th, 11:00-2:00 | Memorial Day Pool Party (contact Cori-Lynn Webber, 285-8433 or cwebberesq@conversent.net .) |
| Wed, May 31st @ 7:30 | Board of Directors Meeting at the Meeting House |

HERE'S YOUR CHANCE TO SERVE YOUR COMMUNITY! THE STANDARDS COMMITTEE NEEDS A REPRESENTATIVE FROM THE RIDGE. CALL RICK ERICSON, 683-8999, IF INTERESTED.