

2011 – A YEAR OF CHANGE IN WALDEN WOODS???

Com-mu ni ty (ka myōō' na fē) n.: fellowship 2. a group of people living together as a smaller social unit within a larger one and having interests, work, etc. in common (e.g., Walden Woods).

There is the potential for some changes to the way our community is run next year that could affect all of us. Some of the volunteers who provide the rest of us with services that make living in Walden Woods a lot more enjoyable will no longer be available to provide those services. Although there are several reasons for their unavailability, the simple, blanket explanation is that after years of service, they're "burned out". And it's not fair to deny them the rest they seek.

Now we desperately need replacements. Other homeowners are needed to take their turn in making the on-going small sacrifices needed to serve the community. For those of you who, for whatever reason, have ignored previous appeals for help, now is a very good time to reconsider. For those of you who have ignored previous publications and available website information that describes the various opportunities to serve, now is the time to take your head out of the sand. For those of you who are new to Walden Woods, don't let your lack of familiarity with the community get in the way. Learn by doing, get involved.

The enclosed insert provides a description of the responsibilities and needs of each committee, whom to contact for more information and the potential impact to the community if the needs are not met.

It's time to make your contribution toward the quality of life and community spirit we currently enjoy in Walden Woods.

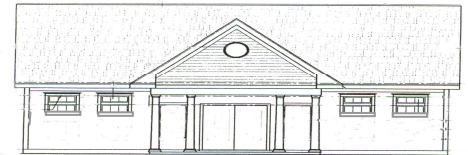
"We make a living by what we get; we make a life by what we give." – Winston Churchill

I used to be indecisive. Now I'm not sure.

NO MAINTENANCE BUILDING

The homeowners of Walden Woods have spoken. CWD, the Country Walk developer, will not be required to build us a Maintenance Building as stipulated in their original development plans approved by the Town of Windsor.

Each of our 240 homeowners had an opportunity to express their opinion as to whether or not they wanted the additional amenity and to date 168 have signed the amendment to repeal the developer's obligation. Only 161 (67%) signatures were required to pass the amendment. In the end, most of us expressed concern over whether the amenity was needed and



whether its potential benefits justified the additional maintenance expense and potential security issues.

The Board of Directors has notified CWD of our decision and they will now submit the necessary paperwork to the Town of Windsor to remove the Maintenance Building from the site plan.

2011 BUDGET

The Conservancy Board of Directors has approved the 2011 budget which will now be voted on by homeowners at the December 15th Annual Homeowners Meeting.

THERE WILL BE NO INCREASE IN OUR MONTHLY ASSOCIATION FEES.

DATES TO REMEMBER

- Sat , Dec 4th** Holiday Party for the Adults
7 – 10PM
- Sun, Dec 5th** Holiday Party for the Kids
2 – 4PM
- Wed, Dec 15th** Annual Homeowners Meeting
6:30PM (election of Directors and approval of budget for 2011)

ANNUAL HOMEOWNERS MEETING

If you want a voice in determining who should be the Director(s) for your Council in 2011, you must attend the Annual Homeowners Meeting on December 15th (6:30PM). If you want to be one of those Directors, contact Elite Management or just place your name in nomination at the meeting. It is not known at this time how many vacancies need to be filled. All elected Council Directors will serve on the Conservancy Board.

CALENDARS AVAILABLE

They're here!!! Barbara D'Amaddio just announced before press time that the 2011 edition of the Walden Woods Calendar is now available. If you haven't seen previous editions, the calendar contains 13 beautiful photos of the Walden Woods landscape and wildlife taken by our very own residents. They (the calendars, not the residents) sell for \$15 and make a nice addition to any home as well as an excellent gift for friends and relatives.

You can pick them up at Barb's home (12 Scarlet Lane) any of the following days: Nov 19 – 22 or Nov 24: 4:30 – 7PM, and Dec. 1 or Dec. 2: 2 - 6 PM. It's a limited supply so we suggest you call Barb (860-688-8700) today and let her know when you want to pick up your copy(ies).

If the supply lasts, they will also be on sale at both holiday parties and throughout December.

WALDEN POND INS AND OUTS

Out: Last February, a hired trapper completed a three month effort to rid our community of the beavers that were destroying so many trees around the pond. Only three beavers were caught and at the time, no one knew how many were left. As it turns out, apparently all were caught – or the word spread among the survivors that it was time to leave. No more trees have been lost to the eager rodents.



In: Two years ago, we stocked Little Walden Pond with carp in an effort to rid the pond of the duck weed that turns the pond an ugly green. It turned out that the rumored fondness the fish had for the weed as a gourmet treat was true. The green muck has, for the most part, disappeared. Based on this success story, the Board of Directors has approved the stocking of carp into Big Walden Pond next spring. A fish barrier will be installed in the spillway to prevent the little gourmands from escaping.

POST-ELECTION THOUGHTS

We hold elections in November because it's the best time for picking out a turkey.

Voting is sometimes like choosing your favorite mosquito out of a swarm.

POND PLATFORM SINKING?



Despite a homeowner survey that indicated the majority of us would like to have an observation deck atop the concrete dam foundation on Walden Pond to remedy an eyesore and help preserve our safety, it may not happen. And there are two culprits to blame: Pride and Prudence. Eli Pechtold, the Country Walk developer who offered to reimburse us up to \$30,000 for the project, refuses to sign any legal document that would bind him to his verbal offer. Citing a history of fulfilled commitments initiated on only his word, he apparently views our need for anything more than a handshake as a personal offense. To protect the community's interest in avoiding a potential major unbudgeted expense, however, our Board of Directors voted (with some reluctance) not to proceed without a signed agreement.

Mr. Pechtold's counter offer to reimburse us on a piece-meal basis according to a schedule of planning, town approval and construction related expenses is being considered, but there is still reluctance to accept that offer because of the lack of a guarantee the reimbursement would continue once the project gets started. And it looks like the cost of the project may exceed the promised \$30,000 reimbursement. Because of the potential benefits to both the developer and the community, however, negotiations are continuing.

AUTUMN THOUGHTS

by Io Muir



You know you're getting older when, on seeing an enormous embankment of all hued leaves, twelve feet in length, mounded up along our roads, you wonder if kids ever jump into them anymore, scattering their perfect discipline across the still green berns. You know you're not

THAT old when you wonder what it would feel like to do the same. And you feel seriously tempted to do it just one more time.

Is it just me or did the colors come and go rather quickly this year? I thought they did. And all of us who have lived here for awhile know exactly how and when our annual tide of autumn glory flows and ebbs. Just as soon as the mature maples along the northeast side of Walden Meadow Road begin to flag, announcing the coming season with a single branch or two of vivid red and yellow against the prevailing green in late September, it seems that Halloween comes and it's mostly over. Then, even the two cherry red lollipops, the twin burning bushes that adorn the base of the lawn in front of the meeting house, are forced to give up their crimson shout.

Early on, when most of the trees are still in their glory, the leaves that are fallen are remarkable. If you pause to pick one up, you will see colors and patterns that are quite wonderful. I've counted at least twelve different species of oak leaves in our environs, some intricately lobed, some more broadly formed, each individually contoured, no two alike. As are the snowflakes, soon to come.



And when the snow does arrive, like the perfectly formed mounded ramparts of leaves now gone, an unruffled pristine blanket of white will lure with its perfection and I'll again feel temptation. Anyone for snow angels?

COUNTRY WALK STATUS UPDATE

As previously reported, the Conservancy will assume ownership of all un-developed property in Country Walk, including any un-finished/un-declared homes, when the developer's rights expire in February. Any finished homes not yet sold will be owned by the developer and he will assume the same responsibility as any other owner including the payment of association fees.

As of November 15th, with three months to go, all but six of the 180 planned units have been completed (albeit not all with landscaping and interior fixtures). Of the 174 units available, 84 have been sold and are now occupied. Eight others are scheduled for closings. The bottom line is that 88 units remain unsold, including those still under construction.

"MOUNTAIN" COMING DOWN

After four years, the "mountain" that's almost become a landmark near the Lockview traffic circle, is finally being removed.

Created from excavations during the initial stages of Country Walk's development, the large pile of dirt is being trucked off for use at a construction site in Bloomfield. Using it for climbing and dirt digging, my adventurous grandchildren will miss the mountain terribly. No one else will.



NEW NEIGHBORS

Dale & Alanna Herrick	1 Scarlet Lane
Linda Torsiello	11 Haskins Rd.
Jonathan & Celeste Mendez	530 Hawthorne
Peter & Kathleen Debisschop	2 On the Green

WELCOME TO ALL !!!!
(and don't forget to volunteer)

I've discovered I scream the same way whether I'm about to be devoured by a great white shark or if a piece of seaweed touches my foot.

CHANGES TO DUPLEX COUNCIL BOARD OF DIRECTORS



At a recent Duplex/Townhome Council meeting, Margy Schuck was elected as the new Duplex Council Director replacing Dave Holness. Dave resigned due to outside obligations that prohibited him from serving his Council homeowners to the extent he believed they deserved. Tom Schuck was also elected to serve as the additional Director for which the Council now qualifies because of its increased size (more than 39 homes). Tom is serving on an interim basis until the

Annual Homeowners Meeting in December when the new Board of Directors is elected for 2011. On behalf of the entire community, thank you Margy, Tom and Dave for your willingness to sacrifice your time and effort to serve the Duplex Council and the Conservancy.

THE WHY OF WORDS

Here's a look at the interesting origins of some commonly used words and phrases:

November: The Roman calendar started in March (unlike the Gregorian Calendar we use) so November was the 9th month of their calendar - [*novem is 9 in Latin*]

Starbucks: The name was chosen in honor of Starbuck, the coffee-loving first mate in Herman Melville's Moby Dick.

Connecticut comes from an Indian word meaning "beside the long tidal river"

Poop Deck: Not what you're thinking. "Poop" in 'poop deck' is derived from the Latin word "puppis" (or the word "la poupe" in French), meaning "stern", or rear of the ship.

Red Tape: The use of this term to mean rigid adherence to bureaucratic rules and regulations dates back to the 18th century when government documents were bound together using a red ribbon or tape.

Deadline: Although its current use refers to a time limit, this term probably originated during the Civil War when a "do-not-cross" line used in Civil War prisons literally meant death to anyone crossing it.

It: "It" got its name from someone who took the time to name it. It of course was a human being who was interested in it and entertained by it. Then it was named by that human being, no matter what it was.

Huh?

BOB'S JOKE CORNER

A woman having her hair styled told her hairdresser about her plans for a trip to Rome.

"Rome?" replied her hairdresser, " You're crazy to go to Rome. It's so crowded and dirty. How are you getting there?"

"I'm taking ALITALIA," was the reply.

"ALITALIA?" exclaimed the hairdresser. "That's a terrible airline. Their planes are old they're always late. So, where are you staying in Rome?"

"I'll be at this exclusive little place called Teste."

"Don't go any further. I know that place. It's really a dump."

"I'm going to see the Vatican and maybe get to see the Pope."

"You and a million other people", laughed the hairdresser. "Boy, good luck on this lousy trip of yours. You're going to need it."

A month later, the woman again came in for a hairdo. The hairdresser asked her about her trip to Rome.

"It was wonderful," explained the woman, "not only did I fly on one of ALITALIA's brand new planes, but the food and wine were wonderful, and the handsome steward waited on me hand and foot.

And the hotel was great! They'd just finished a \$5 million remodeling job, and now it's a jewel, the finest hotel in the city.

"Well," muttered the hairdresser, "that's all well and good, but I know you didn't get to see the Pope."

"Actually, I was quite lucky because, as I toured the Vatican, a Swiss Guard explained that the Pope likes to meet some of the visitors, and sure enough, five minutes later, he walked through the door, came over and shook my hand! I knelt down and he spoke a few words to me."

"Oh, really! What'd he say ?"

He said: "Who screwed up your hair?"

WALDEN WOODS
COMMITTEE STAFFING NEEDS FOR 2011

COMMITTEES/RESPONSIBILITIES	CONTACT	2011 NEEDS	IMPACT IF NEEDS NOT MET
<p>COMMUNICATION: Maintains Master Distribution List of homeowners, publishes and distributes community newsletter, maintains WW website and distributes community announcements as needed.</p>	<p>Bob Ellis 688-5949</p>	<p>add'l writers, website coordinator, younger editor</p>	<p>unreliable website, inefficient inter-community communication, boring newsletter</p>
<p>ENVIRONMENTAL: Studies and monitors the environment in Walden Woods and makes proposals to the Conservancy Board of Directors that will preserve and improve the quality of the environment. Also encourages and coordinates actions of the developer, the Town of Windsor and abutting property owners to preserve and improve the quality of the Walden Woods environment.</p>	<p>John Foley 688-8700</p>	<p>add'l volunteers to help with projects</p>	<p>other than continuing excessive demands of current staff, probably none</p>
<p>MEETING HOUSE: Oversees the condition and use of the Meeting House. Makes recommendations for whatever improvements or maintenance is required. Maintains calendar for use and controls its lease for non-Walden Woods events sponsored by homeowners.</p>	<p>Polly Ellis 688-5949</p>	<p>at least 3 additional volunteers incl new Committee Chairperson</p>	<p>switch to less efficient, costlier control by Property Mngr and discontinuance of leasing</p>
<p>SOCIAL: Plans, organizes and implements board-approved social events to enhance and enrich community life.</p>	<p>Barb D'Amaddio 688-8700</p>	<p>at least 3 more volunteers</p>	<p>fewer fresh ideas for social events, continuation of excessive effort to coordinate and conduct quality events</p>
<p>STANDARDS: Enforces architectural and design restrictions agreed to by all homeowners upon purchase of homes. Committee is autonomous, advises homeowner when making external changes to home or property. The committee also gets involved when there is a report of a suspected violation of a covenant or rule.</p>	<p>Barry Towers 298-9050</p>	<p>1 additional volunteer from the Duplex Council</p>	<p>possibility of having to interpret need for enforcement of standards by someone not representing the homeowner's neighborhood.</p>
<p>WELCOME: Teams of two volunteers from applicable council visit each new homeowner to make them feel welcome, answer any questions and ensure they have all the information they need to feel comfortable in their new neighborhood.</p>	<p>Ruth Johnson 688-5128</p>	<p>new Committee Chairperson and as many volunteers as possible from every Council</p>	<p>no personal greetings and less effective indoctrination of new homeowners</p>