

Walden Woods News

October 2004

Inside this Issue

- | | |
|---|------------------------|
| 1 Pond a Mess, but | 5 Meet Shirley Freeman |
| 2 Recreation/Social/Pool Committee Rpt. | 5 Budget News |
| 3 Recreation Survey | 6 Use of Meeting House |
| 4 Covenant Control Committee Report | 6 Rule Reminder |
| 4 Joke of the Month | 6 New Volunteers |

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).

POND A MESS, but

There is a light at the end of the tunnel. Or, in this case, some blue water at the end of the algae. As we all know, Walden Pond has become an unsightly mess over the past several years and appears to be getting worse at an accelerated rate. Part of it is a natural occurrence and part is because of the runoff coming from several sources, including the streets and adjoining industrial sites.

During its hearings with the Inlands/Wetlands and Town Planning & Zoning Commissions, Garden Homes agreed to work with us to improve the water quality and among their commitments was the installation of three vortex units.

These units are designed to capture most of the storm system drainage before the water enters the large pond from existing streets and the new streets to be constructed in Walden Woods.

The units work by the centrifugal force of the storm water flowing through them and by gravity. Solids and chemicals settle in a catch basin at the bottom of the units and are cleaned out at least once a year. In non-technical terms, the units make a cleaner pond.

Though not a total solution for improving the water quality, the vortex units are expected to go a long way to restore the aesthetics and value of the pond. Additional steps to improve the water quality will involve using low phosphorous fertilizers, more frequent cleaning of streets and storm drain basins, and working with our industrial neighbors to the south of Walden Woods to improve the water quality of the drainage from their properties.

Some of you may have started to wonder if the developer had forgotten about his commitment. Be assured that before the first house is built in the new development and before the first road is constructed, we will have three vortex separator units installed near Walden Pond.

Our Pond Committee (Lynne Gillette and Warren Johnson), who will stay on top of this through the Parcel C construction phase, have indicated we can expect the installation of the vortex units this Fall. By next Spring, we should have a pond that's a nicer place for frogs, fish and people to enjoy.



"How poor are they who have not patience. What wound did ever heal but by degrees".

- W. Shakespeare

RECREATION/SOCIAL/POOL COMMITTEE REPORT

by Deb Giampolo, Chairperson

The Recreation/Social/Pool Committee has been busy behind the scenes.

For the first time in many years, both the pool's deck and walkway bridge have been prepared for the winter. Members of our committee power washed and applied two coats of fresh stain to the deck and bridge which will receive another coat of stain next spring so they'll be fresh and ready for the beginning of the pool season!

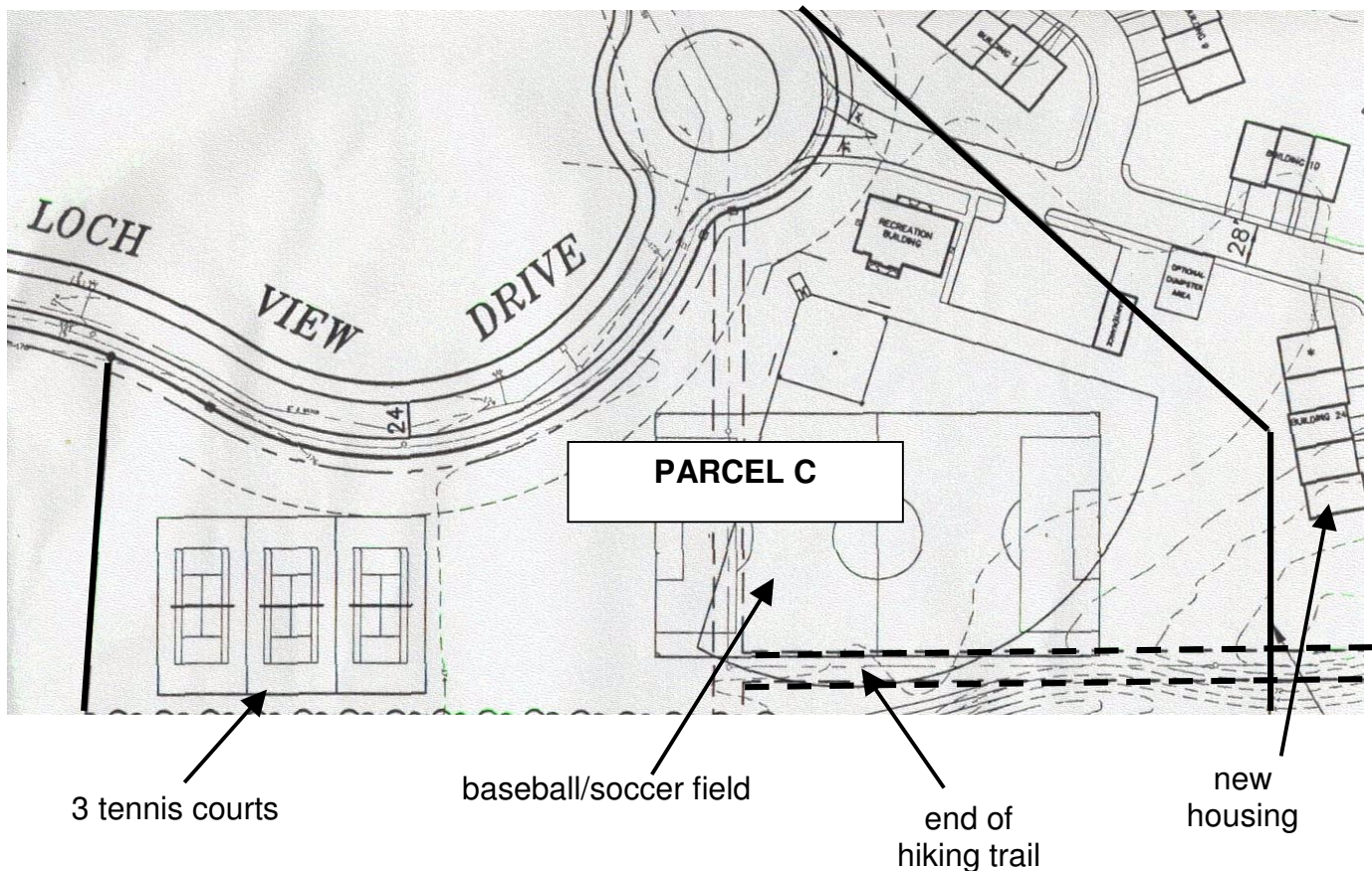
Estimates are being gathered for cabana repairs and new pool furniture. Some changes will be seen for the beginning of the Pool Season 2005 and others will need to be "phased in" through the budget process.

A Recreation Survey sheet is included with this newsletter to ask your opinion on what amenities you'd like to see on Walden Pond as well as on

the soon to be developed Parcel C. Please take a moment to fill it out and return it to Dick and Joyce Armstrong per the instructions.

Enhancements to our recreation amenities is just one of the important components of what is being planned for Walden Woods. Many good ideas are also being generated by the committee on the social aspect of our community, such as Bridge Clubs, UCONN Clubs, Walking/Running Clubs, and Get Togethers at the Meeting House for the Holidays. More to come on this later.

Behind the scenes, help is coming from many people, all working hard to make our community great. When you see these neighbors, please say thanks for their efforts: Jan Moller, Jack Keenan, Paul Giampolo, Joyce & Dick Armstrong, Cori-Lynn Webber, and Polly Ellis.



RECREATION SURVEY

The purpose of this survey is to ask you to help us finalize a wish list of recreational amenities for our community that could be incorporated into the construction plans for the new development.

As you probably know, Windsor's Town Planning & Zoning Commission has mandated that Culbro provide a baseball/soccer field and a walking trail to comply with the original, approved plan for Walden Woods. Culbro is also required to provide funding for three tennis courts at a cost of \$20,500 per court. If we choose to have less than three courts, Culbro will give us \$20,500 for each court that is not built. This money would go into the Conservancy Reserve.

The rest is up to us and we need your help to identify those amenities that would be the most beneficial to homeowners. . Please keep in mind that we will have to pay for the construction and maintenance of any additional amenities that we choose. Currently, there are 156 households sharing the costs of our common elements, but 336 households will ultimately share those costs once the new development is completed. There will be more households to financially support our amenities and many additional people using them.

What amenities would you like to have in our recreation area? In order to represent you, we need to know what you want so that we can make recommendations to our Board of Directors. Keeping in mind such issues as potential use, cost (construction, maintenance and insurance) and security, please rate your picks from 1 (most preferred) to 5.

- | | |
|---|---|
| <input type="checkbox"/> 1 tennis court | <input type="checkbox"/> playscape |
| <input type="checkbox"/> 2 tennis courts | <input type="checkbox"/> basketball court |
| <input type="checkbox"/> 3 tennis courts | <input type="checkbox"/> horseshoe pits |
| <input type="checkbox"/> open, grassy field | <input type="checkbox"/> bocce ball |
| <input type="checkbox"/> gazebo | |

Other ideas: _____

We also need to know how you would like to see our pond used. The original plans called for a deck over the water, with the pond available for fishing and ice skating. The new developer for the Garden Homes has offered to participate on the deck project in order to turn the pond into a useable amenity. A deck would allow people to visit the pond and enjoy the scenery. If built, it is planned to be accessible for wheelchair users. Keeping in mind the same issues as above, please check below each of the pond amenities you would like to have available.

- deck at pond
- use of pond for ice skating
- use of pond for fishing
- none of the above

Name _____ Address _____

Phone _____

Please return this form to Joyce & Dick Armstrong, (r.armstrong@snet.net or 106 Knollwood South, Windsor, CT 06095) by October 20, 2004. We need time to review all responses and submit a formal request to Culbro before January 1st. For questions, please call 285-0803.

COVENANT CONTROL COMMITTEE REPORT

by Rick Ericson, Chairperson

'Covenant Control' now 'Standards'.

Yes, it's true, we've changed our name. In keeping with our efforts to provide a more conservatively compassionate service to homeowners, **we are now the Standards Committee.** Also, it eliminates the need to explain what 'Covenant Control' means. **Note:** *While our name and demeanor have changed, our basic obligation to the community is the same: whenever a homeowner wants to make a change to their home's exterior or surrounding property, we help them understand Walden Woods' rules and bylaws to ensure they avoid incurring any unnecessary fines or re-construction.*

For instance, in September, A Village Home unit owner wanted to have a paved patio built in his Limited Common Element (fenced in area). He submitted his request to us and we agreed such construction did not violate the intent of any Walden Woods bylaw or rule.

Also in September, a Lot Home unit owner wanted to construct a stone retaining wall along her driveway and to replace the existing sidewalk to the front entrance with pavers. We approved

these changes to her Woodmoor Council home. She also wanted to erect a stone edifice in which her mailbox would be mounted and we advised her such a change unfortunately would not be in compliance with the existing rules and bylaws.

In other business, the committee is continuing to work on updating the Walden Woods Conservancy Guidebook. Pending the Board of Director's approval, it will be made available to new unit owners and those who have misplaced them or did not get a copy when they moved to Walden Woods. We will publish a final edition after our Declaration and Bylaws, currently being revised to reflect the new homeowner-controlled association, have also been approved.



The Guidebook will provide unit owners with a clearer picture of both the unit owners' rights and obligations, and the required approval process when a resident wants to change the appearance of his or her dwelling or property.

Joke of the Month

A ducks walks into a bar and asks, "Got any grapes?"

The bartender, confused, tells the duck that no, his bar doesn't serve grapes. The duck thanks him and leaves.

The next day, the duck returns and says, "Got any grapes?"

Again, the bartender tells him that, no, the bar does not serve grapes, has never served grapes, and, furthermore, will never serve grapes. The duck, a little ruffled, thanks him and leaves.

The next day, the duck returns, but before he can say anything, the bartender begins to yell: "Listen, duck! This is a bar! We do not serve grapes! If you ever ask for grapes again, I will nail your stupid duck beak to the bar!"

The duck is silent for a moment, and then asks, "Got any nails?"

Confused, the bartender says no.

"Good!" says the duck. "Got any grapes?"

Meet Shirley Freeman



Getting to know Shirley Freeman is like peeling an onion. Hmm? No, no, she doesn't make you cry. Far from it. It's just that the more you talk to her,

the more you find out there's another layer of Shirley Freeman lying beneath the surface. And the more layers you peel away, the more layers are revealed. She's a jazz enthusiast, she's an opera lover, she adores gospel, she's a proud mother and a contented widow, she's well, let's start at the top layer.

Born and raised in Hartford, Shirley, 74, graduated from Weaver High School and married Walter when she was just 22. They had 48 very happy years together before he passed away in 2000 and she treasures the memories of those good times. Although she would rather talk about her late husband than herself, Shirley admits she is making the most of her life by keeping active with bridge, antique auctions (never buying), and attending conventions of a national civic/social organization called The Girlfriends. She also enjoys playing golf with friends who are envious of her "4 On the Green" address.

Sounds not too untypical of the average Walden Woods resident, right? Ah, take away another layer and we find out that Shirley served on the Board of Directors for the Hartford YWCA for eight years as well as the Board of Directors for the Connecticut Opera. How could this unassuming woman assume such a level of authority and responsibility? Another layer please.

Shirley almost forgot to mention she worked in public relations for Hartford's Housing Authority for more than 30 years and was its Deputy Executive Director for eight years. She also served on Windsor's Human Relations Commission.

Another layer deeper and we find Shirley's pride and joy, her two sons: Walter Jr. ("Chip") working for Dell Computers in Houston and Brian, Vice-President of Curtis Wright in Charlotte, NC. Both played football and basketball for Windsor High and Brian was the first Afro-American to receive a college scholarship from Pratt & Whitney, attending Cal Tech.

Despite their distant locations, both sons manage to visit their mother six or seven times a year, a pattern that seems to validate Shirley's accomplishments as a mother.



A resident of Windsor for 33 years, Shirley smiles when she talks of her move to Walden Woods in 1997. Reluctant to move here at first, she now says it was one of the best decisions she ever made. She is currently serving as a member of our Meeting House Committee.

Taking a look at the collection of peeled layers, it's easy to find evidence of a good wife, a good mother, a good citizen and . . . a good neighbor.

Say hello to Shirley Freeman.

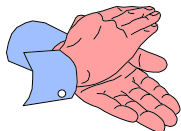
Budget News

Plans are underway to conduct a **Budget Workshop in November**. This will be an opportunity for the Property Manager, Committee Chairpeople and all Walden Woods homeowners to discuss 2005 budget needs with the Board of Directors. **Look for your invitation in the mail soon.**

THINGS TO THINK ABOUT

- Thinking about a family get together? Or maybe a special event like a wedding or baby shower? Or a club meeting?
- Trying to figure out where to hold it and keep the expenses down?
- **How about "your own" Meeting House?**
- It's close by ----- reasonable ---- newly redone inside, and will accommodate 50 comfortably.
- If you have an interest and would like more information, give Bette a call at 688-4886

Time to Volunteer!!



Four more of your neighbors have stepped up and joined one of our committees to help maintain and improve the quality of life in our community:

Larry Haber	41 Sagewood	Finance Comm
Ruth Casagrande	539 Hawthorne	Meeting House Comm
Sheila Sikora	147 Pierce	Welcome Comm
Janet Terkildsen	73 Pierce	Welcome Comm.

Isn't it time you did the same? It's never too late! If you want to help, please contact one of our Committee Chairpersons:

Communication	Bob Ellis (688-5949)
Environment/Pond	Lynne Gillette (687-1516)
Finance	Raj Barman (688-5893)
Landscape	Skip Kroll (688-2314)
Meeting House	Bette Harner (688-4886)
Pool/Recreation/Social	Jan Moller (683-0254)
Standards	Rick Ericson (683-8999)
Welcome	Polly Ellis (688-5949)

RULE REMINDER

Don't park your #%*%* car in the #%*%* street. With my kind of luck, it'll be my house that burns down 'cause the fire trucks couldn't get through. But then again it could be yours!!

NEXT BOARD OF DIRECTORS MEETING IS WEDNESDAY, OCTOBER 20TH AT 7:30PM.