



Walden Woods News October 2005

TRANSFUSION NEEDED

In keeping with the spirit of Halloween, Walden Woods is looking for new blood.

It's been more than a year since homeowners took control of the association from the developer, and a few of the small group of volunteers who have carried us so nicely through the transition period, are getting a bit weary of carrying the load. Some are expected to "retire" at the end of the year and they must be replaced in order for our community to maintain the same level of control and benefits that it currently enjoys. This need for "new blood", however, poses a problem.

Who's going to fill the vacancies?

Of the 156 households in Walden Woods, only 25 have at least one member currently serving as a volunteer. Of the 260 adult residents, only 34 have volunteered their time and effort to make sure their community is in a condition to be enjoyed by their neighbors.


There are many opportunities for homeowners to get involved. We know we are going to need people to replace **Directors on the various Council Boards**. There are currently three Council Boards with a total of six Directors (Village =3, Woodmoor = 2, and Ridge = 1). Each Council Director elected also serves on the Conservancy Board of Directors. Elections of new Directors will take place this December at the annual meeting of homeowners and **there will be vacancies**. **If you are interested in placing your name in nomination or need more information, contact Joe Sikora, 219-0713.**

The **Recreation and Social Committee** needs your help too, either as a member of the committee or for special events - especially in planning and setting up the Holiday Party to be held at the Meeting House on December 9th. **Please contact Jan Moeller, 683-0254.**

There are other committees that will also need a transfusion of new volunteers. If you want to volunteer for any of the following committees, contact the appropriate committee chairperson:

Landscaping	Skip Kroll, 688-2314
Welcome	Janet Terkildsen
Communications	Bob Ellis, 688-5949
Pond/Environment	Lynne Gillette, 687-1516
Standards	Rick Ericson, 683-8999
Meeting House	Bette Harner, 688-4886
Finance	Joe Palladino, 298-9337

To learn more about the function of these committees and the Board of Directors, visit our website at www.waldenwoodst.com or contact Bob Ellis, 688-5949.

We really don't need anyone's blood, just some community spirit and a little time. 

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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). **Note:** An archive of previous newsletters as well as extensive information about Walden Woods can be accessed on our website waldenwoodst.com.

COSTS AND BENEFITS OF LIVING IN THE VILLAGE COUNCIL

Editor's Note: *This is the second of three articles written by Conservancy Board Director Warren Johnson to help explain how our monthly association fee is used. The first article, printed in the July issue of this newsletter, explained how \$60 of the monthly fee we all pay is used for common expenses identified in the Conservancy Budget. This article pertains to the additional \$210 currently paid by all Village Council homeowners for expenses applicable only to that council's budget.*

The Village Council within Walden Woods is comprised of the 24 condo-styled homes clustered around the Meeting House and 48 homes spread out on the Knoll. Unlike most condominiums, Village homeowners own the outside surfaces of their homes and must maintain those outside surfaces at their own expense. They also must maintain the "limited common areas", the small fenced-in portions of the common areas adjacent to their homes, which they do not own but have the exclusive right to use.



In addition to the above expenses and the monthly \$60 fee for Conservancy-related expenses, each Village homeowner pays \$210 to cover budgeted expenses for services that apply exclusively to the Village Council:

- Maintenance of the lawns and plantings in the land around the Village homes
- Maintenance of the private streets in the Village Council
- Snow plowing and snow shoveling of the private streets and of all driveways and walkways in the Village Council, including those homes on the Village side of public streets (Pierce Blvd., Mercer Lane and Hawthorne Lane)
- Maintenance (and replacement) of fencing that delineates the limited common areas from the common areas in the Village Council
- Maintenance of the stone and vinyl fencing at street corners in the Village Council
- Maintenance of the stone mail box structures in the Village Council
- Maintenance of the signage and street lighting in the Village Council and
- Lawn irrigation in the Village Council.

Here's a rough allocation of the monthly \$210 common charge budgeted in 2005 for the Village Council:

\$ 28.27	administration/management expenses
\$ 5.31	meeting house expenses *
\$ 7.38	electricity and water expenses

\$ 7.81	contract services to maintain the Village irrigation system
\$ 71.20	contract services to maintain the Village landscaping
\$ 11.57	contract services for mulching in the Village common areas
\$ 6.48	contract services for fertilizing in the Village lawn areas
\$ 38.42	contract services for snow plowing and shoveling
\$ 3.56	miscellaneous common area expenses
<u>\$ 30.00</u>	contribution to Village reserves for capital projects **
\$210.00	Total Monthly Expense Per Village Home

** In the 2005 budget, the Village Council and the 30 homes in the Ridge Council are paying all the expenses of the Meeting House. Starting with the 2006 budget, those expenses will be removed from the Village and Ridge Council budgets and transferred to the Conservancy budget for all homeowners to share.*

*** The Conservancy is presently conducting long range facility planning for appropriate reserve funding. In recent years, the expenditures for the replacement of wood fences with vinyl fences have exceeded \$20,000 per year which has used up most of the annual reserve contributions from Village homeowners. It is anticipated that this condition will continue for the next five years in order to complete the fence replacement which is likely to cost in excess of \$115,000. At the end of the five-year period, capital contribution levels will need to be maintained to replenish reserves for such future capital expenses as private road resurfacing and other infrastructure replacement costs.*

Those of us who live here sometimes take things for granted, but life in the Village Council is pleasant. Homeowners can watch their lawns being cut, snow shoveled, grass watered, bushes maintained and other services performed for their benefit. We can also turn the key and travel without worrying about the many maintenance issues confronting other homeowners. Some of our neighbors volunteer a lot of their time and effort to help preserve and improve this life style at affordable costs and to them the Walden Woods News expresses the gratitude of the Village Council. 🍁



RESIDENTS HONORED BY TOWN OFFICIALS



(l-r) Dr. Fezer, Lynne Gillette, Sandra Baker

At a recent special reception and ceremony at Town Hall, Walden Woods residents **Lynne Gillette**, and **Sandra Baker**, along with Windsor Superintendent of Schools Dr. Elizabeth Fezer, were saluted for their outstanding contributions to human relations in Windsor. Lynne, who lives at 12 Aster Place, is owner of Gillette Real Estate and is well known as a long-time civic leader. Sandra, 445 Pond Bridge, is a community activist who is responsible for organizing Windsor's "One Book, One Windsor" and "Hot Topics" discussion projects. The 11th annual awards program was sponsored by the Town of Windsor's Human Relations Commission and Citizens for a United Windsor, both of which work to foster greater trust, understanding, and solidarity across the full spectrum of Windsor's racial, ethnic, and religious diversity. The honorees were nominated by local residents and were selected by a panel of judges. Congratulations to all the honorees. 🍁

TEA PARTY INVITATION

Yes, this is your invitation to a tea party! Chariots of Hope, a Connecticut-based nonprofit organization, plans to hold its second annual Victorian Tea Party at the Walden Woods Meeting House on **Sunday, October 23rd from 2PM to 4PM**. Those of you who attended last year's party will remember what an entertaining afternoon it was for ladies of all ages and this year's event promises to be even better. Attendees will experience authentic Victorian tea refreshments, including traditional tea sandwiches, along with a variety of music provided by local talent. There will also be drawings for valuable products and services donated by local merchants.

Chariots of Hope collects, repairs and distributes wheelchairs to needy people locally, nationally and in third world countries. Many of the needy are children. If you are interested in attending the party to support this wonderful charity and enjoy an interesting Sunday afternoon, contact Tina Bobbitt, 285-0510, or Polly Ellis, 688-5949. Tickets are \$25 per adult and \$12 for children under 12.

For more information about Chariots of Hope, contact Tina or Polly or visit the organization's website at www.chariotsofhope.org. 🍁

WELCOME HOME DR. FERNANDEZ!

He made it! Dr. Forrest Fernandez has come home safely after a nine month tour of Army Reserve duty in Iraq. He was welcomed home with no small amount of enthusiasm by his wife Julie, family, friends and Pond Bridge neighbors.

20 YEAR PLAN PRESENTATION

If you're in the habit of not attending the monthly Conservancy Board of Director's meeting, you may want to make an exception for the October meeting. Walt Williamson, an Environmental Engineer hired by Elite Management, recently completed an extensive survey of the common property in Walden Woods and will be giving a presentation on our long term capital expenditure needs. Basically, Mr. Williamson's 20 year plan will be the source for determining our contributions to the reserve fund in future budget considerations and **will directly impact everyone's monthly association fees**. Interested? Be there: **Wednesday, October 26th, 7:00PM, at the Meeting House. Please note the meeting will start at 7:00, not the usual 7:30 starting time.** 🍁

Did You Know

Many years ago in Scotland, a new game was invented. It was ruled "Gentlemen Only...Ladies Forbidden" and thus the word GOLF entered into the English language.

In the 1400's a law was set forth that a man was allowed to beat his wife with a stick no thicker than his thumb. Hence we have "the rule of thumb"

In English pubs, ale is ordered by pints and quarts... So in old England, when customers got unruly, the bartender would yell at them "Mind your pints and quarts, and settle down." It's where we get the phrase "mind your P's and Q's" 🍁




letters to the editor

Note: This is a new feature of the newsletter that is intended to provide a voice for readers on non-political issues or needs. Submitters will be notified of any editing or withholding of letters required due to the lack of space, duplication of topics, or just poor taste.

Help Wanted: My husband Peter and I are in search of a housecleaner to help us out once a month. If anyone has used or knows of someone they trust and would recommend, please let me know. Thanks so much! --
Phia Blume

From Joe Palladino: I'd like to report the unfortunate passing of a long time denizen of Walden Woods. For most of the 10 years plus I've lived here, I would see a large snapping turtle cross Walden Meadow Road at almost the same spot by the pool entrance. Several times I stopped to pick it up and move it off the road so it wouldn't be hit. God knows that turtle probably hated me for the times I returned it to the wrong side of the road.

Well today he didn't make it. The poor thing never stood a chance as someone decided that the 25 MPH limit was just too slow and with the wet roads figured it was easier to run over this poor creature then slow down.

So maybe we can remind all the speedsters that the speed limit is for everyone's good and will be even more important with the additional traffic of the new development. They should also be reminded that the circle at Walden Meadow and Lochview has directionals for a reason. Too many of these lazy folk just decide that it's too inconvenient to follow the traffic patterns. Unfortunately, many of the culprits are non-residents who simply use Walden Meadow as an easy shortcut. But maybe a few readers will get the message, think of how that turtle was a living thing and **drive sensibly.** 

COMINGS & GOINGS

Shaun Williams, 204 Picket Lane, left Aug 4th
New to the Woods: Ann Marie Reid

Dave & Alice Gorman, 12 Aster Place, left Aug 17th
New to the Woods: Steve & Mickey Colavechio

Raj & Rita Barman, 610 Thoreau Circle, left Oct 5th
New to the Woods: Patrick & Connie Sidley

DATES TO REMEMBER

Unless otherwise indicated, all events are held at the Meeting House


Wed, Oct 26 Conservancy Board of Directors
@ **7:00pm** Meeting with special
presentation of 20-year plan

Fri, Oct 28th GAME NIGHT and BOOK
@ **7:30pm** SWAPPING (call Dick
Armstrong, 285-0803)

MR. MANNERS

This shouldn't have to be written, but unfortunately, evidence indicates it does. Some of us apparently just don't understand the act of being thoughtful.

Case in Point: Somebody's snapping off tree limbs that hang too low over a sidewalk as they walk by, then discarding the limbs in the yard of the "offending" homeowner. If a low-hanging limb is interfering with your walk, just tell the homeowner or call Elite so the tree can be properly trimmed. **Note:** Homeowners should also be on the alert for conditions that might irritate or endanger others.

Case in Point 2: One of our residents had to replace a tire blown out by a broken bottle laying in the middle of Walden Meadow Road. Hopefully, WW homeowners and their guests are smart enough to realize that discarding any material along any roadway is an ugly act with aesthetic and safety ramifications. But if you should see some litter, do your neighbors a favor and pick it up. And if you see someone actually doing the littering, call our Vigilante Committee. 

GAME NIGHT EXPANDED TO INCLUDE BOOK SWAPPING

Read any good books lately? Library shelves getting overcrowded? Tired of paying "new book" prices? If you said "yes" to any of these questions, your Recreation and Social Committee has something to offer. You can now bring your used book(s) down to the Meeting House on Game Night and swap it (them) for someone else's. Bring a book, take home a book. Bring two books, take home two books, etc., etc. Hardcover or paperback.

Socializing will also be allowed. Come on down and stay as long as you want. You might even decide to play a few games. **Fri, Oct 28th, 7:30 - ????** 