

Walden Woods News

Volume 2, Issue 4

November 2012

Special points of interest:

- Volunteers are needed to serve on the 2013 Board of Directors.
- Send your email address to Elite Property Management.
- Garden Committee closes out the growing season.
- Communications Committee needs volunteers.

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Check Your Water Bill

Have you noticed your water bill getting higher and higher?

In 2012, MDC increased their fees \$.50 or 35.7% on the sewer tax portion of your bill. Most of us also incur a Customer Service Charge (CSC) of \$39.30 per quarter. The Consumption Rate is now \$2.43 per hundred cubic feet (CCF) or 748 gallons of water used. The Special Sewer Tax, in place since 2008 is now \$1.90 per CCF. Since the average family of four consumes 45 CCF (33,660 gallons) of water per quarter, the daily cost is about \$2.39. The CSC, the Consumption Rate and the Sewer Tax Rate will surely continue to increase.

Residents in newer homes have an advantage. Energy

efficient dishwashers, clothes washing machines, toilets, and shower heads consume less water.

Here are a few tips...

If you have an older model toilet, it may consume twice as much water as a low-flow version. Save water by placing 1 or 2 bricks inside the water box, being sure the bricks do not block the internal mechanisms. Also, adjust the ball valve to a lower fill line. This can reduce water consumption dramatically without replacing the toilet.

Also, do not leave the water running when washing dishes by hand. Always run the dishwasher only when it is full. Avoid using extra rinse



cycles in your clothes washing. Don't leave the water running when washing your face, brushing your teeth, or shaving. Adjust your irrigation systems for time, and spray patterns. Consider having a rain gauge installed so that irrigation will not run during wet weather conditions, and spray patterns.

Save water. Save money.

It's That Time of Year Again!

At the Walden Woods Conservancy Board of Director's December 2012 Annual Meeting, all homeowners will be asked to vote on the 2013 Annual Budget. If you do not attend the meeting, it is assumed that your vote is "YES." Please pay special

attention to the information that will be sent to you in a few weeks. If you would like to speak out against the budget, it will be necessary for you to attend in person or share your proxy "NO" vote with Elite Property Management.

In addition, all of the Board of Director positions are available. If you, or someone you know, is interested in volunteering, please add names to the ballot by contacting Jeff Byers at Elite Property Management.

Help Lower Postage Costs

We all would like the Conservancy to run efficiently with lowered administrative costs. Elite Property Management's mailings to residents create a significant expense.

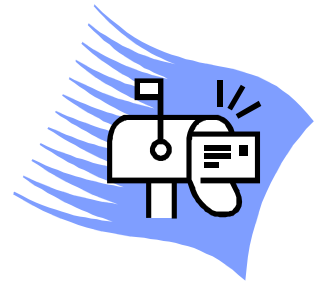
You can help by signing up for an e-mail notification service. This means that when necessary, legal notices would be sent to you via e-mail rather than regular mail.

To date, only 92 unit owners have registered. Please take a

few minutes to fill out the form found in the Regulations & Documents section at www.waldenwoodsct.com.

You may also request a copy of the form by contacting Peter DeBisschop via e-mail at waldenwoodsct@gmail.com.

(We promise he will not incur postage costs getting the form to you.)



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Generator Poisonings

Given the widespread power failures after last year's tropical storm Irene and pre-Halloween nor'easter, and this year's Hurricane Sandy, it's no wonder so many people are talking about buying a backup portable power generator. *The New York Post* has dubbed it "the new must-have accessory."

But along with the comfort of having electricity after a storm is a built-in hazard: If improperly used, generators can be a health hazard—even a fatal one.

Connecticut hospitals have reported dozens of cases of carbon monoxide poisonings this past week, which can be caused by inhaling this toxic, colorless, odorless, tasteless gas. Operating gasoline-powered tools and machines without adequate ventilation is a major source of such poisoning.

The hazards of running an automobile in a closed garage have been well known for decades. Apparently less well known is the fact that a portable generator can produce dangerous amounts of carbon monoxide when used in a garage, even when its door is wide open.

The lesson for all generator users is: Run the machine outside, period. Opening doors or windows or using fans to accelerate exhaust won't help, says the Consumer Product Safety Commission.

Among the commission's other tips: Don't store gasoline for the generator in your home. Use a heavy duty cord to link the generator to the appliances you want to power, and never plus a generator into a wall outlet. Before refueling a generator, let it cool down.

And regardless of whether you use a generator, invest in a carbon monoxide detector, which looks similar to a smoke detector. The poisonous gas can be produced by, among other things, a faulty furnace. Affordable detectors are sold at a variety of stores.

Wisconsin based Generac Power Systems, which has 70 percent of the generator market, has announced that it is hiring 100 more workers to handle the extra post-Sandy business.

Three big storms in just over a year are a sign that outages are becoming a way of life. With sensible precautions, there need not be a corresponding rise in the number of carbon monoxide poisonings.

Meeting House Available for Parties

Open to all residents since 2005, the Meeting House is one of Walden Woods amenities. Residents are welcome to rent this space; to do so, go to www.waldenwoodsct.com and follow the path on the home page for renting instructions. Where else can you spend only \$100 to rent a beautiful home-like facility for four hours? The Meeting House Committee is always working to keep it clean, well-decorated, and well-furnished.

Our community is seeking residents willing to act as Meeting House Rental Coordinators. These are volunteers who review rental applications, show the Meeting House to potential renters, open and close on the day of an event, etc.

Because of this problem, the Meeting House Committee has encouraged use of an online application for rentals found on www.waldenwoodsct.com. The Meeting House rules are also

posted there. In addition, there are pictures available so that renters can see the facility.

The Committee has also made arrangements with the alarm company to provide renters with a unique code that will work only during their rental hours.

The newest change is that a touch pad lock will be installed so that renters can open and close the Meeting House themselves.



Garden Committee Wrap-Up

The first frost has come and gone, the plants have withered and it is time to put the garden to bed. Thank you to all gardeners who helped make the first season a success. Many lessons were learned, including...

- I really appreciate what a farmer needs to go through

to bring a crop to season and to the grocery store.

- I loved going to the garden to meet my neighbors and commune with nature.
- I got to work on my tan, great physical therapy, and great food—I discovered tomatillos.

- I loved feeling the soil and smelling it.

We already have nine plots requested for next year. We hope that others will join. If you have never gardened before, we will help you get started. Plots cost \$25 and are 8'x8'. Contact Diane Bernier if you have any questions (860) 219-1419.

*To join the Garden Committee...send a \$25 check made out to Elite Property Management to Diane Bernier
17 Haskins Road,
Windsor, CT 06095*

Newsletter Update

As you know, the Walden Woods Newsletter is published only four times per year.

The current editor is finishing up a two-year term as volunteer in order to move on to other volunteer roles within the community.

If you or one of your neighbors has an interest helping publish the newsletter, please contact Genevieve Lattimer at (860) 687-1438 to discuss.

Thank you in advance for your interest!



Social Committee Article

The Social Committee has been very active this Fall. The new Pond Patio was inaugurated with a kick-off party in September. Wine and snacks were enjoyed as we relaxed on the patio, enjoyed the view, and the company. We also took the opportunity to thank Eli Pechthold from CWD, who paid for the installation of the patio.

October started with our annual food drive for the benefit of the Windsor Food Bank. (See photo, below.) This year, we added a new element by also collecting new or gently used



coats. The end result was that we collected 67 bags of food, 47 coats, and close to \$200 in monetary contributions. Windsor Social Services was very appreciative.

October continued with a showing of *Parrish* at the monthly movie night. This film depicted the tobacco industry in the 1960s, with many scenes filmed in Windsor. We also held a special game night featuring Bunco, a dice-based game. (See photo, right.)

Looking forward, the annual Walden Woods calendar is in production. It will be on sale later in November.

Wrapping up the year, the adult and children's holiday parties will be held the weekend of December 8 and 9. We are also finalizing a New Year's Eve party.



We will continue the fun in 2013 with an evening at Zocco's Italian Restaurant, a pot luck dinner and we are also thinking of some new ideas.

As you can see, the Social Committee is hard at work. We look forward to everyone in the community participating in the events that are being planned.

Punography

I changed my iPod name to Titanic. It's syncing now.

When chemists die, they barium.

A soldier who survived mustard gas and pepper spray is now a seasoned veteran.

I know a guy who's addicted to brake fluid. But he says he can stop at any time.

This girl said she recognized me from the vegetarian club, but I'd never met herbivore.

I'm reading a book about anti-gravity and I can't put it down.

Velcro— what a rip off.

They told me I had Type A blood, but it was a Type-O.

I didn't like my beard at first. Then it grew on me.

What does a clock do when it's hungry? It goes back four seconds.

England has no kidney bank, but it does have a Liverpool.

I used to be a banker, but then lost interest.

All the toilets in Hartford's police stations have been stolen. Police have nothing to go on.

I got a job at a bakery because I kneaded dough.

Cartoonist found dead in home. Details are sketchy.

Be kind to your dentist. He has fillings, too.

Haunted French pancakes give me the crepes.

Venison for dinner? Oh deer.

I used to think I was indecisive, but now I'm not so sure.

I stayed up all night to see where the sun went. Then it dawned on me.

A dyslexic man walks into a bra.

I did a theatrical performance about puns. It was a play on words.

