

Walden Woods News

September 2004

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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).

DECLARATION TO BE UPDATED

Now that homeowners are in control of the Conservancy, our highest priority is to revise the Declaration to better reflect and manage the post-expansion Walden Woods community. Included among the changes being recommended by the Conservancy's Executive Board are the following:

1. Create 4 Councils based on the types of homes and common budgetary interests.
 - **Woodmoor Council** (54 homes) - *No change. These are the estate homes on Pierce, Mercer, Hawthorne and Thoreau Circle plus the undeveloped lot on Lockview.*
 - **Ridge Council** (30 homes) - *Previously included within the Village Council, these are the colonial-style homes in Pond Hollow.*
 - **Village Council** (72 homes) - *"Condo"-style homes on Pierce, Mercer, Hawthorne and the Knoll.*
 - **Garden Council** (180 homes, eventually) - *These are the new duplexes and townhouses to be constructed on Parcel C.*

Each of these Councils will consist of Conservancy Directors elected by homeowners in the Council area.

2. Define the Meeting House as a Common Element and not a Limited Common Element. This will entitle all Walden Woods homeowners to have the same rights to use the facility at the same rate.
3. If the developer, Garden Homes (CWD), decides to build a clubhouse in the new recreation area, it will be defined in the Declaration as a limited common element for exclusive use by the Garden Council homeowners. All expenses related to the clubhouse will be allocated to the Garden Council.

4. Limit the maximum number of Residential Units within Walden Woods to 336. That's the current number of homes (155) plus the planned expansion (180) plus the one lot on Lochview declared by Culbro, but not yet developed.
5. Restrict the number of Residential Units that can be rented to 30%. This follows the 2002 recommended amendment that was approved by more than 90% of the homeowners, but rejected by the then Culbro-controlled Executive Board.
6. Substitute an 80% approval requirement for amending the Declaration to replace the inapplicable unanimous approval requirement that hasn't conformed to existing statutory provisions for several years.

Once formally prepared by the Conservancy's attorney, Matthew Perlstein, the proposed Declaration changes must be approved by 80% of the homeowners in Walden Woods. Everyone will receive a copy of the revised Declaration in the mail in the near future. **When received, please read it and follow the instructions for recording your vote.♦**

COMING SOON !!!!

It may already be there)

Check your mailbox for a very important bulletin from the Covenant Control Committee. It describes the function of the committee and what you must do before making any changes to the exterior of your home or the property surrounding it.

Finance Committee Busy

Only in existence a short while, the Finance Committee of volunteer homeowners (Raj Barman, Dick Armstrong and George Hill) has already established an aggressive agenda to educate themselves on how to improve the budget process and protect the Walden Woods community from unexpected major expenses. Here's what they're doing:

- Analysis of existing **reserves** established by the developer, including the cash balance needed to support the reserves
- Analysis of **expenses** and their allocation
- Review of 2005 **budget process & timeline**
- Review of **insurance** documents
- Review of surplus fund **investments** and the investment process

We'll have more to report from this short-handed, but determined and dedicated crew of volunteers in future editions of Walden Woods News. ♦

Rule Reminder



Got a dog? I'll bet it's cute, huh? And friendly? Probably smart too.

Do you take him out for a walk occasionally? Nice. I'll bet it loves that.

However, let's not forget for sanitary and aesthetic reasons, **you have to pick up the poop.** There is an alternative, but cute/friendly/smart dogs don't like to wear diapers. And they look funny.

Most of you already knew that. This is just to let everybody else know that "no dog poop" is part of what it means to be a Walden Woods homeowner. It's a rule here.

MEET THE BOBBITS



"Make it a better place." Those few words summarize the life style and careers of Walden Woods homeowners Paul and Tina Bobbit of 145 Morning Glory Court.

More than 30 years ago, Paul co-founded Center City Churches, an organization that combines the resources of 12 churches in Hartford to provide help to thousands of people in need of life-sustaining resources, educational assistance, and special support for AIDS and addiction sufferers. Among his achievements are Connecticut's first supportive housing program for people with AIDS, Hartford's first soup kitchen, Hartford's first group home for mental health clients and Hartford's most comprehensive school-based community resource for children and their families.

Paul, 77, has been a minister for more than 50 years and has spent the past 30 years being involved in non-profit house management for a continuum of homes. In his spare time, he serves as the Board President for two nursing homes and the Board Chairman for Chariots of Hope, a charity program that repairs and distributes used wheelchairs locally, nationally and throughout the world at no cost to the recipients.

Tina, a vivacious 73, also has a long history of helping others to improve their lives.. A long time social and civil rights activist, she participated in the civil rights marches on Washington DC in the 60's and was instrumental in implementing the Head Start Program in Danbury, serving as its Parent Coordinator for many years. Tina's proudest achievement, however, came while she was the Career Development Chairman when she negotiated with a community college to start a financial aid program for parents of the Head Start Program's children. That program still exists today. And for 25 years, she too was involved in non-profit house management for several elderly housing complexes. Now retired, Tina is resuming her interest in the art of batik while "dabbling" in pottery and weaving.

Having lived in Walden Woods for almost four years, Paul and Tina say they enjoy their life here, and especially love the diversity of our community. Considering their accomplishments and their values, they make Walden Woods *a better place* by being here. ♦

HELP WANTED!!!!!!!!!!

Web-Site Expert(s)

Anybody out there know anything about developing and managing web-sites? **Your Communication Committee needs your help.** We think there could be some real benefits to having a web page just for Walden Woods homeowners. It would not only provide useful



information regarding regulations, amenities, and board meeting dates/agendas, but would provide links for printing forms needed to implement changes and links to the proper e-mail addresses for expressing a complaint or requesting additional information.

Unfortunately, while committee members are aware of what a web-site can do, we don't know how to do it.

If you or someone you know has such skills, please contact Ruth Johnson (688-5128, ruth.s.johnson@comcast.net). Thanks.

Committee Volunteers

Thanks to a small core of volunteers, we've put in place an organized group of pro-active committees whose aim is to make Walden Woods a better place to live. Serving as advisories to the Executive Board, these are the homeowners who will shape our community's future. What we need are more volunteers to not only help share the burden, but to offer fresh ideas. We've got room for more volunteers on the following committees:

- **Communication** - Want to help gather/write news or add some zest to this newsletter? Contact Bob Ellis (688-5949).
- **Finance** - How about helping to develop and track our budget? Contact Raj Barman (688-5893).

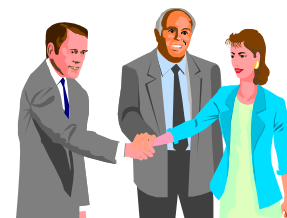
Joke of the Month

A couple of New Jersey hunters are out in the woods when one of them falls to the ground. He doesn't seem to be breathing, his eyes are rolled back in his head. The other guy whips out his cell phone and calls the emergency services. He gasps to the operator: "My friend is dead! What can I do?" The operator, in a calm soothing voice says: "Just take it easy. I can help. First, let's make sure he's dead." There is a silence, then a shot is heard. The guy's voice comes back on the line. He says: "OK, now what?"

- **Recreation/Social/Pool** - Here's a fun opportunity to really get involved in improving the quality of life in Walden Woods. Other than the pool and tennis court, recreation and social activities have never really been a big part of our community as a whole. Until now, the only thing we've shared is the burden of fighting adversity. It's time to have some fun. Contact Jan Moller (683-0254).
- **Environment/Pond** - How about getting involved in making sure our ponds get cleaned up and our environment stays clean during the construction of the new homes on Parcel C? Contact Lynne Gillette (687-1516).
- **Architectural/Covenant Control** - Interested in helping to define where to draw the line when your neighbors want to paint their house a glow-in-the-dark shade of pink or build a statue of Brittany Spears on the Meeting House lawn? Contact Rick Ericson (683-8999).
- **Landscape** - Got some ideas on how to make our community a little nicer looking (without too much expense)? Or would you like to work with the Property Manager to make sure our landscaping contractor offers sufficient services to meet the needs of our community? Contact Skip Kroll (688-2314)

Welcome Neighbor Program Volunteers

When you first moved into Walden Woods, didn't you wish someone would come over and welcome you to your new neighborhood? To offer advice about local shopping and tell you what Walden Woods was all about? To answer questions you might have about the amenities, the rules, and the gossip? How about a friendly smile to relieve some of the anxiety?



That's what we're trying to build with our new Welcome Neighbor Program in Walden Woods. When new homeowners move into our community, one or two available volunteers from a pool of 'greeters' will visit to ensure they feel welcomed, to answer questions and to ensure they have all the information they need to feel comfortable in their new neighborhood.

If you're interested in joining the Greeter Pool, contact Polly Ellis (688-5949, pollyellis@sbcglobal.net). ♦

NEWS FROM THE BOARD



The following are highlights of the Conservancy's Executive Board Meeting of August 25th:

Pierce Blvd Traffic Impact: As many of you are aware, there is a development being proposed that would put 60 new homes in the forested area adjoining Kendrick Place. The development (Lord Homes), under consideration by the TP&Z, has the potential for generating a large traffic flow onto Pierce Blvd. To protect the interests of Walden Woods residents, our Executive Board agreed to draft a letter to the TP&Z expressing our concern over the traffic and suggesting the need for an exit onto Prospect Hill Road to relieve the pressure off Pierce.

Attorney Change: The Executive Board voted to replace our existing attorney, Lisa Anderson, with Atty. Matt Perlstein. Atty. Perlstein was very instrumental in our recent victory in court where Walden Woods homeowners gained control of the Conservancy.

Financial Report: Treasurer Raj Barman reported that year to date collections and expenses are close to budget. There is an over-budget condition in the Legal category due to the unplanned need for Atty. Matt Perlstein's help in getting us through the transition and setting up the new Board of Directors.

Fences and Walls: Our new Property Manager, Andy Carrier, reported that all eight vinyl fence replacements scheduled for 2004 have been installed and that there has been progress on repairing the stone walls. Walls on Sagewood Lane and Knollwood North have been repaired as well as a mailbox stand on the Ridge. Repairs on the Morning Glory Court and Primrose Lane walls are expected to be completed the second week of September. ♦

THE NEXT MEETING OF THE EXECUTIVE BOARD WILL BE WEDNESDAY, SEPTEMBER 22 AT 7:30PM. ALL HOMEOWNERS ARE INVITED TO ATTEND.

E-Mail or Hardcopy?

This first hardcopy edition of the Walden Woods News was prepared, printed and delivered to you by a volunteer member of the Communication Committee. Because it's easier, faster and cheaper to do so, however, **future editions will be delivered to you via e-mail - unless you tell us that you would rather continue to receive hardcopy.**



If you have a computer, but would rather receive 'The News' in hardcopy form, please notify Bob Ellis (pollyandbob@sbcglobal.net). If we don't hear from you, we'll assume e-mail is okay.



If you don't have a computer, don't worry. We'll keep on delivering hardcopies to you until you tell us to stop- or until you tell us you've finally given in and bought a computer. ♦

Thank You Note from Warren "Dragonslayer" Johnson,

Ruth and I want to report that we had a wonderful couple of days in Old Saybrook at the Deacon Timothy Pratt B&B and enjoyed a delicious dinner, thanks to our friends in POWW. The celebration on July 11 was a complete surprise to me. The "caricature" hangs in our study, eliciting the interest of our guests, and I am deeply honored by the plaque hanging in the Meeting House. Both of us feel blessed to have such wonderful friends here in Walden Woods. We thank you all very, very much.

- My Best Regards,
Warren Johnson