Walden Woods Community News

Walden Woods Neighborhood Tag Sale

Our annual neighborhood tag sale is scheduled for **Saturday, June 14, 2014 from 9AM - 3PM.** This is a terrific opportunity to clean-out unwanted items and earn some extra money. During last year's event, over 150 people visited our community to purchase goods. What can you sell? It's up to you! Where is it located? In your garage or driveway!

Cost to participate:**$10 cash payable by June 8, 2014**. The fee covers expenses including advertising and signage for the event. Any money remaining after expenses are paid will be donated to the Windsor Social Services Council, which oversees the local Food & Fuel Banks.

Advertising: The tag sale committee will be handling the advertising for the event through local papers, the posting of fliers at local businesses, and signs throughout the neighborhood and entry points to our community.

The Walden Woods Neighborhood Tag Sale has been very successful in the past and the committee is dedicated to making it a success again! If you are interested in participating in the Tag Sale or volunteering on the committee, please contact **Pam Jones at 860-688-2910 or pgailcol@aol.com** to sign-up**.**

Again, if interested in participating, mark your calendar and please sign-up by contacting Pam. If leaving a voice mail, please indicate your name, street address and phone number.

Question: How do you learn about community events and happenings?

Answer:
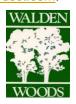http://www.waldenwoodsct.com/calendar/

Community Documents

The Documents Committee is working on proposed revisions to the Declaration, the By-Laws, and the Rules. As the developer CWD has now completed the homes in Duplex and Townhome, the Declaration must be revised. All three documents need to be aligned with the last revision of the Common Interest Community Act. Current versions of the documents are located at http://www.waldenwoodsct.com/regulationsdocument/.

The revision process for the three documents has been underway for a year. It will take several more months to complete the proposed revisions. The Conservancy Board will then vote to accept, reject, or modify the proposed revisions. Once the proposed revisions pass a vote by the board, and after legal review, the three documents will be sent to unit owners for Notice and Comment. After the period required by the Declaration, the Declaration and the By-Laws will need an affirmative vote of 2/3rds of the unit owners to be adopted. Approval of the Rules requires a majority vote of the Board.

The Declaration and the By-Laws are on file with the Town of Windsor property records. The Rules are maintained and enforced by Elite. Elite also maintains any additions or changes to the Rules. All three documents are posted at www.waldenwoodsct.com.

Question: Where do you find the rules which govern our community?

Answer:
http://www.waldenwoodsct.com/regulationsdocument

Additions, Alterations, or Improvements ("AAI")

When Walden Woods Unit Owners wish to make changes to their units or property they must submit the AAI Form to Elite. An AAI request is required by our Declaration, By-Laws, and Rules. AAI requests are managed by Elite, but reviewed by our Standards Committee.

There might be as many as eight steps required to complete an AAI, depending on the scope of the project. Some projects require building permits and Certificates of Insurance if a contractor is involved.

The AAI Form can be downloaded at http://www.waldenwoodsct.com/regulationsdocumen/externalchangestop/

Summary of required steps:

Date received from Unit Owner: _____

Date returned to Unit Owner: _____

Approval   Rejection   More Data Required

Date of any changes received from Unit Owner if Applicable: _____

Date copy of Building Permit received from Unit Owner if Applicable: _____

Date Contractor Insurance Certificate received from Unit Owner if Applicable: _____

Date Completion Letter received from Unit Owner: _____

Date of Inspection: _____

Inspection Completed By:_____

Date Closing/Compliance Letter sent to Unit Owner by Elite: _____

It is important to remember that the process starts with submitting the AAI Form to Elite and ends with receiving the Closing/Compliance Letter from Elite.

Breakdown of the Conservancy Fee

Monthly Fee 2014	$50.00
Pool	$4.96
Meeting House	$3.53
Electricity, Water, Sewer	$2.11
Conservancy Reserve	$7.56
Conservancy Fee to Elite	$2.47
Conservancy Mgt, Insurance, Legal. Audit, etc.	$12.40
Mowing/Landscaping	$9.92
Snow Removal:	$2.72
Landscape Improvements	$1.24
Conservancy Tree Work	$1.35
Tennis Courts, Ponds	$0.75
Social Events	$0.50
Communication	$0.12
Trails Maintenance	$0.25

These figures are based upon the 2014 Budget.

Elect to Receive Legal Notices Electronically

Sign Up at waldenwoodsctlegalnotices@gmail.com

You get community information from waldenwoodsct@gmail.com , but that is not the email address thatprovides you with the legal notices required by our Common Interest Community. In order to send you the legal notices by email we must have your authorization. You can avoid more paper and lower the cost of mailings by going to www.waldenwoodsct.com, clicking the link on the home page, and completing the authorization form. Thank you in advance.

Please note: if you do sign up, please add waldenwoodsctlegalnotices@gmail.com to your email address book so notices won't be routed to your SPAM folder.

Walden Woods Bulletin Board

Are you in need of baby sitting? (http://www.waldenwoodsct.com/bulletinboard2/classifieds/babysitter/) or garage door repair? (http://www.waldenwoodsct.com/bulletinboard2/serviceproductrevi/) Our Bulletin Board is there to help you at www.waldenwoodsct.com By the way, if you have a service to offer or a contractor to recommend, we would like to hear about it. Email us at waldenwoodsct@gmail.com to have it included on the Bulletin Board.

The Pool Party Was Great!