

**Walden Woods Conservancy
Committee Reports
March 2021**

Communications: (Peter D.)

The committee awaits comment from the board on the *Directors' Handbook*. The handbook included a calendar of suggested topics for each Conservancy meeting.

Documents: (Cori W.)

Documents had scheduled itself to begin this process in early April, which due to family illness is being pushed out a bit more. The existing committee is Cori Webber and Theda Marinelli, along with the Standards liaison Sue Raupach. Standards will also weigh in. The goal is to have the draft ready prior to the May Board meeting to get input from the Board in May as to how they wish to amend or accept the draft before taking the draft to a meeting with counsel. After Counsel reviews we anticipate a redline going to the Board with changes counsel suggests or requires by law before the rules are returned to the Board for approval and then go to notice and comment. We are still interested in volunteers especially from the Village, Ridge, and Townhomes for help with this process.

Meeting House:(Roland B.)

1. Dishwasher may not be running correctly. *Peter suggested turning the breaker on and off to reset the dishwasher. It worked. Dishwasher runs fine now.*
2. According to Chris, the MH doorways will be repainted this spring. Marlene noticed some wood rotting around the front door molding that may need to be repaired/replaced first. *Chris said he would look at it and take care of it before painting, if necessary.*
3. A piece of vinyl siding has come off the front to the right of the MH front door. *Peter let Chris know that this needs to be repaired.*

Recreation & Social Committee: (Michelle K.)

There is nothing to report this month.

Standards: (Jill L.)

Please see Enclosed.

Welcome: (Ruth J.)

Welcome Letters Sent: 3 (2 owners 1 renter)
1 Duplex Council (Owner)
2 Townhome Council (1 Owner; 1 Renter)

Ruth Johnson, Chair
Walden Woods Welcome Committee

Standards Committee met virtually on March 2. The following agenda items were discussed.

1. Discussion regarding extending the 90 day time limit for completing work after AAI is approved. Committee will add language to the AAI to indicate that should the unit owner require additional time to complete a project such request should be made to the Property Manager.
2. During the next few months and as soon as the weather permits, the Committee will draft a new rule regarding standards for radon detection devices for the Duplex and Townhomes.
3. The Committee is in the final stages of redrafting the AAI which will be submitted to the Board for review forthwith.
4. Rule update regarding door hardware color requirements (polished brass) is in the final stages and will be submitted to the Board for review as soon as it is completed.
5. Standards Committee would like to invite the Property Manager to its next meeting (April 6) to discuss the efficient processing of AAIs from filing to closing letter. It is hoped that the PM can join the meeting for no longer than 30 minutes. This was precipitated as a result of the SC being advised by a unit owner that they have not received timely processing of their AAI. The purpose of the meeting is to assure that the SC and the PM are on "the same page" and ultimately assure that unit owners have confidence that their requests are processed in an efficient and timely manner.

Subsection 27.1 – Storm Doors for Townhome and Duplex Units. Purchase and maintenance of exterior storms doors, with or without screens, will be the responsibility of the individual unit owner. Storm doors must comply with the following standards:

- (a) Match the approved paint color of the exterior door. Black for Townhomes and White for Duplexes.
- (b) Front Storm doors and screen doors shall be a “full view” door which contains a single, continuous pane of glass (or screen) without etchings, beveled edges, or other decorative patterns.
- (c) Front Storm doors shall not have cross bars, struts or wire mesh, etc. Front Screen doors may have one horizontal bar, matching the screen door frame, as provided by the manufacturer, at the approximate vertical midpoint of the door.
- (d) Hardware shall be “polished brass”.
- ~~(d)~~ (e) An AAI is required. Doors must not be installed until approval is received.
- ~~(e)~~ (f) For Townhomes with back doors, the same Storm Door requirements apply.

By approval of the Conservancy Board, doors on certain units are grandfathered. The list is on file with the Property Management Company.