



Walnut Ridge Community Newsletter

Winter 2011



Walnut Ridge Community Association

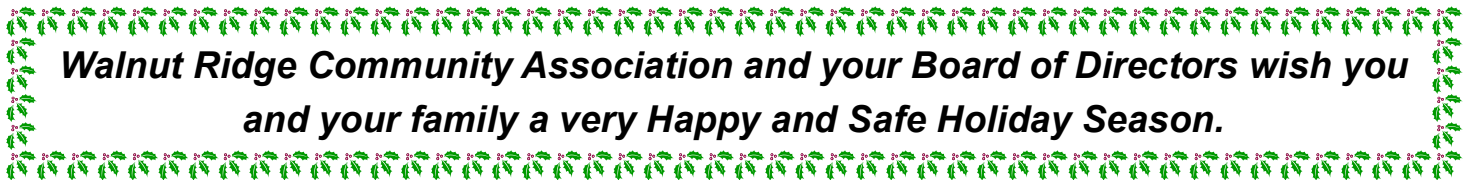
Newsletters are also available online at www.walnutridgeonline.org

Save the Date !

Walnut Ridge Community Association Annual Meeting



The Annual Meeting of the Walnut Ridge Community Association will be held at 6:30 pm on Wednesday, February 1, 2012 at Broadneck High School. The purpose of this meeting is to elect seven (7) homeowners to serve on the Board of Directors. Homeowners with the interest and time to dedicate to the Association's business and activities should consider running for a position on the Board. Nominations will be accepted either by mail (c/o D. H. Bader Management) prior to the meeting or by nomination from the floor on the evening of the meeting.



Walnut Ridge Community Association and your Board of Directors wish you and your family a very Happy and Safe Holiday Season.

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Welcome New Homeowners!

The Board of Directors would like to welcome all the new homeowners to Walnut Ridge. We are happy that you have chosen Walnut Ridge for your new home. Be sure to check our website www.walnutridgeonline.org for valuable information about our Community Association, news and events, past newsletters, A&E guidelines, forms and more!

Christmas Trees and Wreaths will be collected for recycling on Tuesdays. Christmas Trees and wreaths must be free of all ornaments, lights and tree bags (NO TREE BAGS!).



Only natural trees and wreaths will be collected and trees over 4 feet tall must be cut in half.

Association Assessment Increase

Homeowners' Association assessments will increase to \$150 per quarter beginning January 1, 2012 and will be reflected on your next statement. Assessments have not been increased since January 2009. The new amount of \$150 per quarter is roughly an 8.7% increase from the current assessment. This increase is necessary in order to boost our reserve funds and to keep up with rising costs.

The assessments that are paid by every homeowner in Walnut Ridge are used for the common area upkeep (grass cutting, tree trimming, liability insurance, street lighting, sidewalk repairs, etc.), association administrative services such as accountant services, legal fees, property management fees and other miscellaneous expenses.

Assessments are due on the 1st day of each quarter and are considered late if received after the 15th of the month it is due. If payment is made by check or automatic bill pay, please be sure that your payment is sent to Payment Processing Center, c/o Walnut Ridge HOA, PO Box 105007, Atlanta, GA 30348-5007. Payment may also be made by direct debit or online by visiting www.dhbader.com and clicking on Payments.

Roaming Cats

There seems to be a increase in cats roaming the community. Cats, just like dogs, are not permitted to run loose.



Cats wandering and running loose in our community are at risk of being reported to animal control. Wild animals living in the woods surrounding our community can present a threat to domestic animals, i.e. serious injury or infection.

With winter closing in and cold nights ahead, keep your cat safely indoors. If you suspect a stray cat, contact animal control for assistance.

Important!!

**J & W Utilities & CLT Utilities
DO NOT IGNORE THESE BILLS!!**

Some homeowners will be receiving (or have already received) a bill from either J & W Utilities or from CLT Utilities. These bills, also known as "front foot assessments" or "front foot benefit fees," represent the annual charge (for a term of 30 years, beginning at the inception of our community) to pay back the costs incurred by the developer for the installation of water and sewer lines in our community. Unless this assessment has been paid in full, either by you or the previous homeowner, you, as the homeowner, are responsible for this yearly bill until the expiration of 30 years from the completion of the community or until approximately the year 2020. Note, this is **not** a bill for quarterly water usage.

Contact information for each of these companies is listed below:

**J&W Utilities, Inc.
3027 Bennett Point Road
Queenstown, MD 21658
410-827-8516**

**CLT Utilities, Inc
1516 Jabez Run
Millersville, MD 21108
410-697-2026**

Report Community Street Light Outage

If you notice that one of our street lights is out, please call our management company at 301-953-1955 so that they can report the outage to BGE. When you call, please indicate the location of the street light or the street light number.

Check out the Broadneck Patch and keep up with news and events happening on the Broadneck Peninsula!

Visit www.broadneckpatch.com

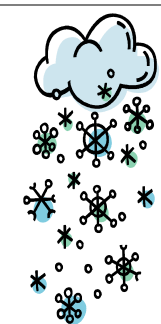
Snow—Do's and Don'ts

- **Do** remove snow on sidewalks in front of your home. This is the home owner or renter's responsibility, not the Association's.
- **Do** have patience in waiting for the snow plow.
- **Don't** place large amounts of snow in the street, unless active plowing is taking place.
- **Don't** play on, disturb, damage or remove the marker poles located at the entrances to our roads. These poles are there to assist our **snow removal company** in determining where the curbs and speed humps are located.
- **Don't** place snow behind a neighbor's car or in their parking space.



Sand Barrels Are Coming!

The Association has arranged for sand barrels to be placed near the entrance of Walnut Ridge Drive. The sand is for the use of residents to facilitate navigation of Walnut Ridge Drive before a plow has tended to the hill. Please use the scoop in the barrel to distribute sand wherever it is needed on the hill. Please also instruct your children not to tamper with the barrels. If you notice that the sand is getting low, please call our management company at 301-953-1955.



Winter Trivia Question

True or False:
Does snow muffle sound?

See page for 6 the answer.

Board of Directors

The Board of Directors of Walnut Ridge Community Association consists of homeowners who volunteer their time to serve Walnut Ridge.

Contact the Board by email at:
board@walnutridgeonline.org

Officers

President: Ed Rose
Vice President: Laura Richardson
Treasurer: Vacant
Secretary: Vacant

Members at Large

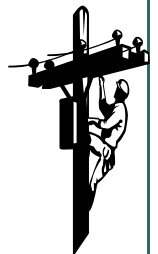
Michelle Henderson
Ziggi Nickel
Gloria Petit Clair

Property Management

John Sheehy, Property Manager
D.H. Bader Management Services
14435 Cherry Lane Court, Suite 210
Laurel, MD 20707
301-953-1955 Ext. 11
jsheehy@dhbader.com
www.dhbader.com

Report a Power Outage!

Don't assume that someone else has already notified BGE! Call 1-877-778-2222 to report a power outage, downed wire or other BGE emergency. BGE restores the area with the most outage reports first.



Board of Directors' Meetings

Board meetings are held on the first Wednesday of the month beginning at 6:30 pm at the Broadneck High School Conference Room/Admin Office, 1265 Green Holly Drive, Annapolis, MD 21409. **Homeowners** are welcome to attend the public portion of the monthly Board Meetings to share suggestions and concerns. If you plan to attend a meeting, **please call D.H. Bader Management (301-953-1955) to verify meeting dates, times and locations.**



Halloween Fun in Walnut Ridge!

(See full-color photos at www.walnutridgeonline.org)



Holiday Scenes in Walnut Ridge
(See full-color photos at www.walnutridgeonline.org)

A Word From The Walnut Ridge Wanderer

The Walnut Ridge Wanderer reports on various observations around the community. To preserve anonymity, the identity and gender of the Wanderer will not be revealed. (However, I will say that this Editor is not the Wanderer.)

It's time for that change of season...heading into the dark time of the year. Winter is my least favorite season. The leaves are off the trees. The landscaping seems to go to sleep. Everything gets very quiet. No children's voices. No neighbors chatting outside.

But, there is that last burst of light and joy as people prepare for the holidays. Houses are being decorated with wreaths and lights. Some folks have Christmas and Winter scenes on their lawns. Saw a pretty sight on Almond Drive and at the end of Hazel Nut. Thank you for the bright lights! They seem to get prettier every year.



Winter begins about December 21 and lasts until about March 21. Around December 21 or 22, the sun's rays fall directly on us marking the first day of winter. That will be my last stroll before spring. I'll put my walking stick away. I'll be exchanging it for a shovel!

By the way...who can name all of Santa's reindeer? Please do not mix them up with the Seven Dwarfs. HINT -None of the reindeer are named Sneezy or Dopey.

Have a happy and safe holiday season. See you in 2012!

HAPPY NEW YEAR

Winter Trivia Answer

True! Fresh snow absorbs sounds due to trapped air between individual snow crystals. Snow cover as thin as .79" can muffle sound.

Source: <http://www.helium.com/items/2015202-acoustic-properties-of-snow>

WALNUT RIDGE REAL ESTATE

Active Listings:

402 Peach—\$220,000



Average List Price—\$220,000

Recent Home Sales:

1344 Almond—\$203,000

1348 Almond—\$222,500

1378 Almond—\$210,000

1388 Almond—\$235,000

1391 Almond—\$199,000

1342 Tanook—\$210,000



Average Sales Price—\$213,250

Statistics courtesy of: **Ziggi Nickel, Long & Foster Realtors 410-544-4000**
and taken from MRIS (Metropolitan Regional Information Services)

My Anne Arundel Website

The *My Anne Arundel* website allows you to search on a specific address in Anne Arundel County and find out what county facilities are available in that neighborhood. Currently two reports are available: general information and crime statistics. Go to: <http://aacoprod.aacounty.org/MyAnneArundel/welcome.do> and click on the tab "Search by Address."

*If you see trash on our streets or open spaces,
please be a good neighbor and pick it up!*

Hazelnut Cookies

Ingredients:

8 egg whites

1 pound sugar

1/2 teaspoon vanilla extract

1 pound hazelnuts -- finely chopped

1/2 pound whole hazelnuts

Water

Confectioner's (powdered) sugar

Directions:

Beat the egg whites until stiff, then gradually add the sugar and continue beating for about 1/4 hour, then add vanilla and chopped nuts.

Refrigerate for at least 2-3 hours, then drop by teaspoonfuls on unglazed paper (parchment) -covered cookie sheets. Place one whole hazelnut into the center of each cookie.

Let stand overnight. Then, bake in 300° oven for approximately 1 hour, or until cookies can be lifted from paper. While still warm, ice lightly with frosting made by stirring water into 1 cup of confectioner's sugar until it is creamy



IMPORTANT NUMBERS

AA County—Main Number	410-222-7000	
AA County FIRE—EMERGENCY	911	
AA County Fire —Non-Emergency	410-222-8300	
AA County POLICE—EMERGENCY	911	
AA County Police —Non-Emergency	410-222-8050	
AA County Health Nuisance Complaints	410-222-7364	
AA County Department of Public Works	410-222-7940	
AA County Department of Public Works/Waste Management	410-222-6100	
Animal Control (Animal Complaints : Strays, Barking, etc)	410-222-8900	
Annapolis City POLICE	410-268-9000	
Anne Arundel Medical Center (HOSPITAL)	443-481-1000	
BGE—All Calls	800-685-0123	
BGE—Report Power Outage	877-778-2222	
Broadneck Library	410-222-1905	
Broadstripe Cable (formerly Millennium)	410-987-9300	
Bulk Item/Waste Removal	410-222-6104	
Cable—Broadstripe (formerly Millennium)	410-987-9300	
Cable—Comcast Cable	800-266-2278	
Cape St. Claire Volunteer Fire Department	410-757-3434	
Comcast Cable	800-266-2278	
CLT Utilities, Inc.	410-697-2026	
D.H. Bader Management Services	301-953-1955	Ext. 11
Department of Public Works	410-222-7940	
Department of Public Works/Waste Management	410-222-6100	
Environmental Health	410-222-7364	
Health Nuisance Complaints	410-222-7364	
J&W Utilities	410-827-8516	
Maryland State Police Headquarters	410-653-4200	
North County Towing	410-760-3332	
Post Office—Legion Avenue	410-573-0953	
Poison Control	800-492-2414	
Recycling & Yard Waste	410-222-6100	
Salvation Army (Donated Items Pickup)	410-263-4019	
Towing—North County Towing	410-255-4494	
	or 410-573-1682	
Trash Pickup Problems	410-222-6104	
Water and Sewer Bills	410-222-1144	
Water & Sewer Emergencies (no water)	410-222-8400	

The Walnut Ridge Community Newsletter is published quarterly and is a volunteer effort by residents of Walnut Ridge. If you would like to submit an idea for an article, please send an email to the Editor at editor@walnutridgeonline.org. The Editor reserves the right to print and/or edit all text. Articles are published on a space-available basis, and will be edited for relevancy and appropriateness.