



# *Walnut Ridge*

## Community Newsletter



*Winter 2017*



*Walnut Ridge Community Association*

Bringing you Walnut Ridge News For Over 10 Years

### **In this Edition**

- ◆ Annual Meeting (updated)
- ◆ Winter Pet Care Tips
- ◆ Word Search (New!)
- ◆ Front Foot Assessments
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- ◆ Broadneck Library Happenings
- ◆ Walnut Ridge Real Estate
- ◆ The Wanderer
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*Walnut Ridge Community Association Board of Directors wishes you and your family a Happy and Safe Holiday Season*

**Walnut Ridge Community Association**

**Reconvened Annual Meeting**

Wednesday, January 17, 2018

Broadneck High School

6:30 pm

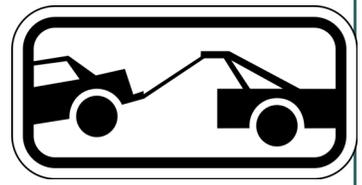
**All Walnut Ridge residents are encouraged to attend.**

See Agenda on page 2

### **Reminder to Homeowners!**

Your next quarterly association assessment payment is due January 1st

Walnut Ridge has a new towing company. Read more about Parking in Walnut Ridge on page 3.



**DO NOT IGNORE****Front Foot Assessment Invoices From  
J & W UTILITIES****and****OLD LINE UTILITY LLC**

Homeowners will be receiving (or have already received) a bill from either J & W Utilities or Old Line Utility, LLC. Also known as “front foot assessments” or “front foot benefit fees,” these invoices are for 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 invoice** until the expiration of 30 years from the completion of the community. 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  
jwutilities@gmail.com

**Old Line Utility LLC**

c/o Rudder Management Inc,  
PO Box 1475  
Severna Park, MD 21146  
410-647-7929  
info@ruddermanagement.com

**Walnut Ridge Community Association  
Reconvened Annual Meeting  
Agenda**

1. Call to Order
2. Verification of Quorum
3. Proof of Annual Notice Mailing
4. Review of Prior Annual Meeting Minutes
5. Report of Officers
6. Elections
7. New Business (open forum, homeowner comments)
8. Adjournment

**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](mailto:board@walnutridgeonline.org)**

**Officers**

President: Ed Rose  
Vice President: Laura Richardson  
Secretary: Joey Schneider  
Treasurer: Peter Giguere

**Members at Large**

Ziggi Nickel  
Gloria Petit-Clair

**Property Management**

Leslie Ochs, Association Manager  
Professional Community Management, Inc.  
400 Serendipity Drive  
Millersville, MD 21108  
410-721-0777 ext. 146  
[LOchs@procomgt.com](mailto:LOchs@procomgt.com)  
[www.procomgt.com](http://www.procomgt.com)

**Association Assessments are due on:**

- January 1st
- April 1st
- July 1st
- October 1st



## Parking and Towing

In accordance with the Parking Space Guidelines (available on the Walnut Ridge Community Association website: [www.walnutridgeonline.org](http://www.walnutridgeonline.org)), below are *some* of the parking violations (vehicles parked in the community illegally) which could get your vehicle tagged and/or towed:

1. Vehicles with no tags or with expired tags.
2. Boats, trailers, RV's, ATV's, and Campers. An exception is the infrequent (three times per year) overnight parking during vehicle cleanup or loading/unloading.
3. Vehicles with pipes or ladder racks where the pipes or ladders extend beyond the vehicle footprint.
4. Vehicles classified as one (1) ton cargo carrying capability or more.
5. Vehicles with more than 2 wheels per axle.
6. Vehicles with commercial logo or business advertisement displayed (exceptions are State, County and City vehicles such as automobiles, SUV's and small trucks that fit properly within a parking space).
7. Vehicles obviously used for commercial purposes (i.e. mobile concession vehicles and any other vehicles which will fall into this category).
8. Vehicles weighing 8,000 pounds or more.
9. Vehicles without windows on the sides, other than a window for the driver and for the passenger, i.e. "panel vans."
10. Vehicles which exceed the length of the painted parking space lines and/or are parked in such a way that the vehicle extends over the curb and into the sidewalk area or extends into the street and beyond the painted parking space lines.
11. Vehicles parked on a sidewalk or curb.
12. Vehicles parked wholly or partially in a marked FIRE LANE or in an area marked as NO PARKING (the curbs in these areas will be marked in yellow with black lettering). These offending vehicles will be towed without a 24- or 48-hour notice – no excuses – no questions asked.
13. An apparently abandoned vehicle (no tags, flat tires, poor state of repair) that has not moved in two (2) days or 48 hours and has received a 24-hour notice.
14. Vehicles parked longer than three (3) days or 72 hours in a parking space designated "Visitor."



## ASPCA Cold Weather Tips for Pet Owners

- Keep your cat inside. Outdoors, cats can freeze, become lost or stolen, or be injured or killed. Cats who are allowed to stray are exposed to fatal infectious diseases, including rabies.
- During the winter, outdoor cats sometimes choose to sleep under the hoods of cars, where it is warmer. Then, when the motor is started, the cat can be injured or killed in the fan belt. To prevent this, bang loudly on the hood of your car and wait a few seconds before starting the engine, to give a cat a chance to escape.
- Never let your dog off the leash on snow or ice, especially during a snowstorm. Dogs frequently lose their scent in snow and ice and easily become lost. They may panic in a snowstorm and run away. More dogs are lost during the winter than during any other season.
- Thoroughly wipe off your dog's legs and stomach when she comes in out of the rain, snow or ice. Check her sensitive paw pads, which may bleed from snow or ice encrusted in them. Also, salt, antifreeze or other chemicals could hurt your dog if she ingests them while licking her paws.



- If you own a short-haired breed, consider getting a warm coat or sweater for your dog. Look for one with a high collar or turtleneck that covers your dog from the base of her tail on top and to the belly underneath. While this may seem like a luxury, it is a necessity for many dogs.
- Never leave your dog or cat alone in a car during cold weather. A car can act as a refrigerator in the winter, holding in the cold. Your companion animal could freeze to death.
- If your dog is sensitive to the cold due to age, illness or breed type, take him outdoors only long enough to relieve himself.
- Puppies do not tolerate the cold as well as adult dogs and may be difficult to house train during the winter. If necessary, paper train your puppy inside if he appears to be sensitive to the weather.
- If your dog spends a lot of time engaged in outdoor activities, increase his supply of food, particularly protein, to keep his fur thick and healthy.
- Antifreeze, even in very tiny doses, is a lethal poison for dogs and cats. Because of its sweet taste, dogs are attracted to it. Be sure to thoroughly clean up any spills from your vehicle. To prevent accidental poisonings, more and more people are using animal-friendly products that contain propylene glycol rather than the traditional products containing ethylene glycol. Call your veterinarian or the ASPCA Animal Poison Control Center if you suspect your animal has ingested poison.
- Never shave your dog down to the skin in winter. Leave the coat in a longer style, which provides more warmth. Remember that such a style will require more frequent brushing due to dry winter air and static electricity. When you bathe your dog, make sure she is completely dry before you take her out for a walk.
- Make sure your companion animal has a warm place to sleep far away from all drafts and off the floor, such as in a dog or cat bed or basket with a warm blanket or pillow in it.



### Christmas and New Year Holiday Trash and Recycle Pick Up Schedule

Christmas week:

Pick up will be Wednesday, Dec. 27th (not Tuesday, Dec. 26th)

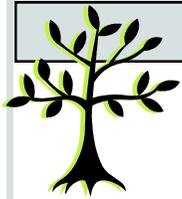
New Year's week:

Pick up will be Wednesday, January 3rd (not Tuesday, January 2nd)



### Find Words Associated with Snow

K	N	V	S	T	O	R	M	S
T	W	I	N	T	E	R	N	J
C	L	G	O	D	L	O	C	G
H	W	E	W	I	W	F	B	T
P	W	O	M	B	H	L	C	X
G	P	C	A	B	I	A	D	C
T	F	L	N	Z	T	K	G	I
K	L	G	Z	F	E	E	S	I
Y	N	A	G	G	O	B	O	T
K	R	F	S	A	U	C	E	R
D	N	R	R	H	T	W	J	D
X	X	O	U	O	O	Y	J	Z
G	H	S	U	L	S	V	T	P
G	E	T	P	X	F	T	E	B
U	W	F	F	R	I	C	E	L
C	I	I	U	I	K	Z	L	O
U	L	R	W	Z	T	I	S	O
D	L	D	E	L	S	L	C	L



### Contact Us

If you have a request, idea or an issue you'd like to bring before the Board of Directors, please put it in writing. Send email to [board@walnutridgeonline.org](mailto:board@walnutridgeonline.org) and also to our manager Leslie Ochs at [LOchs@procomgt.com](mailto:LOchs@procomgt.com), or send by snail mail to Walnut Ridge Community Association, Inc., c/o Professional Community Management, Inc., 400 Serendipity Drive, Millersville, MD 21108.

### New Year's Annapolis

December 31, 2017

New Year's Annapolis is a family-oriented celebration based on the "First Night" concept that provides attendees with a fun-filled and safe environment for all ages to celebrate New Year's Eve. The event includes music and two fireworks displays, an early show for families and early-risers and a traditional midnight spectacular to ring in 2018.

Location: Downtown Annapolis  
410-280-0445 for more information.



- |          |          |          |
|----------|----------|----------|
| Frost    | Flake    | Winter   |
| Shovel   | Ski      | Salt     |
| Cold     | Plow     | Whiteout |
| Storm    | Snowball | Snowman  |
| Blizzard | Flurry   | Frost    |
| Sled     | Sleet    | Powder   |
| Saucer   | Slush    | Ice      |
| Toboggan | Drift    | Melt     |



**Yellow Curb = No Parking! Period!**

**THIS APPLIES TO EVERYONE**

**Park in front of the yellow curb and you could be towed.**

**Park in a Fire Lane and you WILL be towed—no warning and no questions asked.**

**DIDN'T RECEIVE YOUR MAIL?**

Could be because the mail carrier could not pull up to the mailboxes as a result of trash and recycle bins blocking its access. Per the USPS, customers must remove obstructions, including vehicles, trash cans, and snow, that impede safe and efficient delivery ... mail carriers must have access to the mailbox without leaving the vehicle.



So, ensure that everyone receives their mail, **do not place trash cans and recycle bins in front of the mailboxes.**

**UPCOMING BOARD MEETINGS**

Wednesday, January 17, 2018 (Annual Meeting)

Wednesday, February 21, 2018

Wednesday, March 21, 2018

Board meetings are held at Broadneck High School, 1265 Green Holly Drive and begin at 6:30 pm. Residents are always welcome to attend. All meetings have on the agenda a homeowner forum because we want to hear from you!

**RODENT PROBLEM - ELIMINATION IS A COMMUNITY-WIDE EFFORT**

There have been reports of rats in our community. The rodents are no doubt being kept fat and happy inadvertently by you and your neighbors. Rats gnaw through plastic bags to eat your garbage, feast in gardens and take advantage of dog or cat dishes left outside.



Rats, once they're full, make themselves at home under sheds, in weeds, unturned mulch piles, underground tunnels, and any shelter that has even a tiny entry hole.

The best rat deterrent is to remove any factors that draw rats.

- ⇒ Inspect your home and plug up any holds that are larger and 1/4 inch.
- ⇒ Feed your pets inside your home and keep their water and food bowls indoors. Keep litter boxes clean and pick up any pet feces from your yard.
- ⇒ Do not leave bread or other food outside to "feed the squirrels or birds." This is sure to draw rats.
- ⇒ Bird feeders must be maintained to leave no excess food on the ground beneath them.
- ⇒ Keep tree limbs trimmed so that rats aren't able to climb into the upper areas of your home.
- ⇒ Make sure that lids on your trashcans are secured tightly to ensure that rats cannot access the contents.
- ⇒ If you compost, invest in a rat-proof compost bin rather than leaving compost out in the open.
- ⇒ Stack firewood far away from your home and at least 18" above ground. This is an Anne Arundel county regulation.



### Walnut Ridge Reminders

#### Association Assessments

Next assessment is due January 1st.



#### Daylight Saving Time Begins March 11th

Remember to turn your clock *ahead* one hour on Sunday, March 11th.

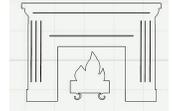


#### Do you know where your snow shovel is?



#### Have a Fireplace?

Get your fireplace and chimney professionally inspected annually to assure good working order.



#### Decorating for the Holidays?

It is always an exciting time when holiday decorations appear in the neighborhood. It means that the holidays are close and friends and visitors will be coming into the community. When you begin your holiday decoration planning, please keep a few things in mind:

- \* Be considerate of your neighbors - be sure that your lights do not shine into your neighbors' homes.
- \* Turn off your decorations when you go to bed at night (leave your porch light on for safety).
- \* If you have a live tree, be sure to water it every day so that it does not dry out and become a fire hazard.
- \* Disposal of Christmas trees and wreaths is considered yard waste and will be collected curbside. They must be free from all lights, ornaments and tree bags. Only natural trees will be collected. Tall trees should be cut in half in order to fit into the collection truck. As a reminder, do not use plastic bags for ANY yard waste as it will not be picked up.
- \* Do not dump your tree or wreath on the community common ground or in the woods.
- \* Plan to remove your decorations no later than January 31st.



#### Board of Directors

The affairs of the Association are managed by a Board of Directors consisting of at least three but not more than seven elected positions. In addition to the positions of President, Vice President, Treasurer and Secretary, three Directors are designated as Members at Large. The term for all offices is one year.

#### Special Thanks

The Editor would like to thank the following Walnut Ridge friends who give of their time in order to bring you the Walnut Ridge Newsletter: Ed Rose, Joey Schneider, Ziggi Nickel, Jim Brady, and of course, "The Wanderer."

Thank you!



Newsletters are also available online at [www.walnutridgeonline.org](http://www.walnutridgeonline.org)



**Broadneck Community Library Happenings!**

**Broadneck Branch - 1275 Green Holly Road, Annapolis, Maryland 21409 (410.222.1905) Hours: Monday through Thursday: 9 am to 9 pm, Friday and Saturday: 9 am to 5 pm.**

**History of Popular Music: The 80s.** *Wednesday, January 17 at 7 pm.* Discuss how the classic tunes of the 1980s have shaped the decade and influenced the hits of today. **For adults and teens.**

**Downsizing Possessions.** *Tuesday, January 23 at 7 pm.* Kater Leatherman, professional organizer and author, discusses what makes us keep stuff that we don't want, need or use. Book sale and signing to follow.

**Income Tax Assistance.** Once again, AARP is sponsoring *Income Tax Assistance for Seniors and Low-and-Middle Income Residents.* *Tuesdays, February 6 through April 17, 2018 from 1 to 3 pm.* Volunteers will be available at the library to answer tax questions and assist with tax form preparation. The service requires no registration at the Broadneck branch and is available on a first-come, first-served basis. Self-service electronic filing is available using the library computers.

*Sponsored by AARP*



**Kindness Rocks.** *Saturday, February 10 at 10 am.* Help spread kindness in our community! Decorate rocks with inspiring messages and hide them for others to find.

**American Red Cross Blood Drive.** *Wednesday, December 20 and Thursday, February 15 from 1:30 to 7 PM.* You are eligible to donate if you are 17 or older (16 with written parental consent), weigh a minimum of 110 lbs., and are in good health. Walk-in or visit the Library website at <http://www.aacpl.net> for more information or to register.



**Make your Own Slime.** *Monday, February 19 at 2:00 pm.* **For elementary and middle school students.**

Visit <http://www.aacpl.net> or call call the Broadneck Branch at 410-222-1905 for lots more exciting events.

**WALNUT RIDGE REAL ESTATE**

Active Listings:

415 Peach - \$265,000



Average List Price - \$265,000

Recent Home Sales:

1352 Almond - \$270,000  
 419 Peach - \$255,000  
 424 Peach - \$290,000  
 1323 Hazel Nut - \$275,000



Average Sale Price - \$272,500

Statistics courtesy of: **Ziggi Nickel**  
 and taken from **MRIS (Metropolitan Regional Information Services)**

*Walnut Ridge - A Great Place to Call Home!*

## 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.)*

A few weeks before Christmas and I'm stuck with no idea what to write about. Where's the usual joy of the season? I don't know! I'm having trouble finding it.

2017 has exceeded expectations of both the best and the worst of times. But I think it has a lot to do with the great unknowns and uncertainties ahead. We are in the final weeks of 2017 and there's more darkness than light. Yes, we've gone through this change of season every year for as far back as I can remember. But, somehow this year seems different. There seems to be more stress and less joy.

One of the pleasures of being home in the morning is watching the sun rise from the comfort of my bed. Today's sky was stark gray behind the black branches of trees. The sun started to rise and then I saw a brief glimpse of blue and pink tones. The hint of the sun to come? Maybe? Nope, soon the sky was white and the branches were brown. No sunny day today to lift my spirits. What to do when the news all seems to be bad and natural disasters are coming one after the other?



That's when I'm reminded of two lessons I was taught and then taught to my children and grandchildren.

1. Mr. Rogers' Neighborhood was a safe place for kids in a crazy 1970's world. Fred Rogers wisely told children that bad things do happen and when they happen, we have to look for "the helpers". The helpers are people who make situations better in bad times.  
Lesson learned: Bad things will happen and when they do, people will help us.
2. We have the ability to choose, each and every day, how we will act and react. We can make or break our own day by our choices, decisions and the words we use.  
Lesson learned: I'm in charge of me. I decide how my day will go and how I will react to situations.

So, today I looked at that tiny hint of possible sunshine, rolled myself out of bed and decided to get out and interact with the world. A "hello" and a "smile" may be just what a friend or stranger needed. If I get a hello or a smile back, it'll add sunshine to my day.

And you know what? Tonight, as darkness settled in and with talk of possible snowflakes tonight (How can that be?), I looked outside and saw houses lit up for the holiday season. Lights of warmth, hope and peace. The lights tell me that others are also seeking peace and comfort.

Let's close out 2017 as a community of caring neighbors who, with a home-owner's association led by "friends", are choosing to move forward into 2017 with smiles, waves and "Can I help?"

## IMPORTANT NUMBERS

AA County—Main Number.....	410-222-7000
AA County <b>FIRE—EMERGENCY</b> .....	911
AA County <b>Fire</b> —Non-Emergency.....	410-222-8300
AA County <b>POLICE—EMERGENCY</b> .....	911
AA County <b>Police</b> —Non-Emergency .....	410-222-8050
AA County Health Nuisance Complaints .....	410-222-7364
AA County Department of Aging.....	410-222-4464
AA County Department of Public Works.....	410-222-7940
AA County Department of Public Works/Waste Management.....	410-222-6100
Animal Control ( <b>Animal Complaints</b> : Strays, Barking, etc.).....	410-222-8900
Annapolis City <b>POLICE</b> .....	410-268-9000
Anne Arundel Medical Center ( <b>HOSPITAL</b> ).....	443-481-1000
BGE—All Calls .....	800-685-0123
<b>BGE—Report Power Outage</b> .....	877-778-2222
Broadneck Library .....	410-222-1905
Broadstripe Cable (formerly Millennium).....	410-987-9300
Bulk Item/Waste Removal.....	410-222-6100
Cable—Broadstripe (formerly Millennium).....	410-987-9300
Cable—Comcast Cable (Xfinity).....	800-934-6489
Cape St. Claire Volunteer <b>Fire</b> Department.....	410-757-3434
Comcast Cable .....	800-266-2278
CT Utilities (see Old Line Utility or Rudder Management)	
Department of Public Works.....	410-222-7940
Department of Public Works/Waste Management.....	410-222-6100
Environmental Health .....	410-222-7364
<b>Health Nuisance Complaints</b> .....	410-222-7364
<b>J&amp;W Utilities</b> .....	410-827-8516
Management Company .....	410-721-0777
<b>Maryland State Police</b> Headquarters.....	410-653-4200
Old Line Utility c/o Rudder Management .....	410-647-7929
Post Office—Legion Avenue.....	410-573-0953
<b>Poison Control</b> .....	800-492-2414
Professional Community Management (ProCom).....	410-721-0777
Recycling & Yard Waste .....	410-222-6100
<b>Rudder Management, Inc.</b> .....	410-647-7929
Salvation Army (Donated Items Pickup).....	800-728-7825
Top Notch Towing.....	410-224-4808
Trash Pickup Problems .....	410-222-6104
Water and Sewer Bills.....	410-222-1144
<b>Water &amp; Sewer Emergencies</b> (no water).....	410-222-8400
Xfinity (Comcast) Cable .....	800-934-6489

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](mailto: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.