



Walnut Ridge

Community Newsletter



Fall 2016



Walnut Ridge Community Association

Newsletters are also available online at www.walnutridgeonline.org

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Reminder to Homeowners!

Your next quarterly association assessment payment is due October 1st

A Word from the President

As the Fall season rapidly approaches, I would like to take a moment to remind residents to complete needed repairs of your individual townhomes. The anticipated weather conditions for this period should be favorable for exterior work, as well as regular lawn cutting/maintenance. Please be reminded that consistent upkeep of your townhome is not only a wise investment of your resources of time and money, but also part of your contract agreement per community covenants when purchasing a home in Walnut Ridge.

As a managed community, we have experienced a relatively successful year maintaining our roads, sidewalks, trees, landscaping, and common areas. The one exception that comes to mind deals specifically with our inability to remove snow in a timely fashion following a sudden and record accumulation that took place early this year. Nearly all localities experienced the same difficulties due to the unrelenting snowfall and overtaxed plowing resources. Our new contractor at the time was initially overwhelmed, as were most similar businesses in the surrounding area. Following a requested meeting with the Board, Level Green Landscaping feels confident that the next significant event (should it occur) will be met with a more proactive and productive response. In regard to the response displayed by many of my fellow neighbors, I would like to convey an expression of gratitude and pride concerning impromptu acts of kindness and assistance in clearing the roads and parking spaces by hand as weather permitted. It is a wonderful thing to be reminded that we are surrounded by such good people.

In closing, I would like to share an observation on the unprecedented presidential campaigning to which we continue to witness. To

(Continued on page 2)

(President's Message Continued from page 1)

my knowledge, there has not been a more rude, hate-filled, and divisively centered presidential campaign in recent American history. The unsubstantiated accusations coming from both candidates seem to be never ending. Regardless of whom you trust or do not, and setting aside for a moment your position on key issues, we must maintain a level of civility and respect for our fellow law-abiding citizens. In a vacuum devoid of mutual respect for differing backgrounds and beliefs, something far worse than another dead-locked Congress and an ineffectual President could very well be the result. Our citizens and as a result, our elected officials must do better to represent the ideals upon which our country was founded.

Thank you,

Edward Rose

News from the Board of Directors

- The Board is investigating complaints concerning rat and mice infestation in the community and is soliciting proposals for pest control monitoring.
- Sidewalk concrete repairs were completed in late June.
- Tree trimming and tree removal for this season has been completed.
- The Board has reviewed approximately 5+ A&E applications in the last quarter.
- At its August 17th meeting, the Board hosted Sheri Lott, Anne Arundel County Engineer Manager and Sean Crawford from Bay-Land Consultants and Designers who spoke about the Anne Arundel County Watershed Protection Restoration Program and how it affects Walnut Ridge. Watch for more news on this stream restoration project.



Walnut Ridge Community Association

Budget / Annual Meeting

Wednesday, November 16, 2016

Broadneck High School

6:30 pm

All Walnut Ridge residents are encouraged to attend.

Walnut Ridge Community Association Budget / Annual Meeting Tentative Agenda

Budget Meeting

1. 6:30 PM - Call to Order
2. 2017 Budget Presentation
3. Homeowner Forum / Questions
4. Executive Session
5. Board Motion / Board vote / Board Approval of 2017 Budget
6. Unfinished Business
7. Adjournment

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

Daylight Saving Time Ends

Sunday, November 6th. Remember to set your clocks *back* one hour. Don't forget to change the batteries in your smoke detectors too!



September 11, 2001 / September 11, 2016

This year is the 15th anniversary of the most devastating terrorist attack this country has ever experienced. In memory of those lost in New York, Washington DC and Pennsylvania, and honoring family members, friends, and countless fellow citizens whose lives shall forever remain changed, let us never forget. Our selfless acts of kindness, courage, generosity, love, and respect shall continue to exemplify the finest attributes of our citizens. We are part of the greatest human experiment the modern world has ever witnessed and the perpetuation of our country, along with its democratic ideals of individual freedoms and self-governance honor those that came before us as well as ourselves.

Contributed by Ed Rose

Free "Tea and Tai Chi" Class

When: Sunday, September 25 (2:00 pm)

****Rain Date Sunday, October 2**

Where: Area near the playground

Join us for a free tai chi class and discover how this low-impact, mind-body exercise promotes joint health, improves flexibility and strength, improves balance and helps prevent falls, helps with arthritis, blood pressure, diabetes and chronic conditions such as fibromyalgia, reduces stress, improves focus, and more.



Enjoy some premium tea while listening to a brief discussion about the history and health benefits of tai chi. Then you will have a chance to practice basic movements.

The class is suitable for all fitness levels. Wear comfortable clothing that won't restrict your movement. Bring a friend! FREE.

For additional information about tai chi, go to JingYing.org

Treasurer's Report

As the treasurer, I would like take the opportunity to communicate about Walnut Ridge's cash flow and the budget that we are preparing for 2017. As you know we have had a couple of tough snow years that have depleted our operating cash. There were several tree and ground maintenance issues in 2016 that we had not planned for. It also just came to light that Walnut Ridge is liable for the new Stormwater Remediation Fee. Our cash is within the safety zone but it is unlikely that these issues will go away any time soon. For these reasons the board is finding that it will need to increase assessments by 5-10% in the new year.



I want to express to everyone that we use these funds to maintain and improve property values at Walnut Ridge. It is my fiduciary duty as Treasurer to work with the board and our management company to create a budget that will cause the least financial hardship on the unit owners in the short term, but also pave the way for us to meet our long term goals. The board does not take increases to assessments lightly. We hope that you understand and we invite to you come to board meetings to familiarize yourselves with the operations of Walnut Ridge.

Peter Giguere, CPA

Association Assessments are due on:

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



Architectural & Environmental (A&E) Standards

Whether you are new to Walnut Ridge or are a long-time resident, please remember that virtually all exterior changes which affect the physical appearance of your home, **require Board approval**. Each separate exterior change also requires Board approval. This includes, but is not limited to: windows, roofs, fences, sheds and solar panels.

An Application for Exterior Alteration, Addition or New Construction (also known as an "A&E App" or "ACC App") **MUST** be completed and submitted to the Board for review and approval **BEFORE** your work begins. You can find the Application on our website at www.walnutridgeonline.org

Siding, Trim and Roof Color Requirements

If you are staining/painting the outside of your home, staining/painting a deck or replacing a roof, remember to use the colors as required by the Association's Architectural and Environmental Standards:

- ♦ **Siding:** Siding must be painted using acrylic, solid body stain. The color must match "Solid Cedar." This color is available in many brands and sold by several local dealers.
- ♦ **Trim:** Trim (to include gutters, downspouts, and the attached shed doors) must be painted using an exterior acrylic semi-gloss white material.
- ♦ **Fences:** If fences or screening are stained, they must be stained the same color as the townhome ("Solid Cedar")
- ♦ **Roof:** Roof shingles must be the color "Autumn Brown." GAF Royal Sovereign and Owings Corning both make "Autumn Brown" color shingles.

If you have any questions about any exterior requirements, please contact the Board of Directors or the Association's management company, ProCom.

It's Easy! It's Convenient! Sign Up for Direct Debit

Want to make your association assessment payments the easy way? Sign up today for Direct (ACH) Debit. By signing up for ACH Debit, you can make automatic quarterly payments from your designated checking or savings account. Your payment will always be made on time, avoiding possible late fees. Not only can you avoid late payment fees, but also you won't have any checks, envelopes or stamps to deal with. Your debit will occur between the 5th and the 9th of each month in which your assessment payments are due.

To sign up for Direct Debit, please visit ProCom's website at <http://www.procomgt.com> and click on Proposals and Requests, and then click on Direct Debit form. Download and print the form, complete the form, and return it by mail to ProCom, 400 Serendipity Drive, Millersville, MD 21108. Be sure to include a voided check. (A copy of the signed document and voided check can also be emailed to the association manager's email below.) Note: Authorization must be received by the 30th day of the current month for the direct debit to begin the following month. If you have any questions, contact our association manager, Leslie Ochs at LOchs@procomgt.com or 410-721-0777, x146.



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 and also to our Association Manager Leslie Ochs at 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.

Fall Fun Family Events Sponsored by the Anne Arundel County Recreation and Parks



Fall Harvest Festival at Kinder Farm Park, 1001 Kinder Farm Park Road in Millersville, Saturday, October 8 from 10 am - 4 pm (rain date Oct, 9). Local vendors, children's games, scarecrow making, hayrides and much more. 410-222-6115.

Trails and Tails at Glendening Nature Preserve at Jug Bay, 1361 Wrighton Road in Lothian, Sundays in 2016: Sept. 25, Oct. 23, Nov. 27 and Dec. 18 from 10 am - 12 pm. Enjoy the trails on a led hike for individuals and families with tail wagging buddies. Leashes and waste bags are required. One dog per adult is required. Free, but registration is required: 410-741-9330 or programs@jugbay.org.

Howl-O-Ween Barkin' Bash at Quiet Waters Park, 600 Quiet Waters Park Road in Annapolis, Saturday, Oct. 29 from 10 am to 4 pm. Dress up your dog and join the fun. There will be dog-friendly exhibitors, contests, games, raffles, demonstrations, food, local vendors and more. Free park entry during event. All proceeds support the Quiet Waters Park Dog Park. 410-222-1777.

Animal Appreciation Day and Pet Parade at Historic Hancock's Resolution, 2795 Bayside Beach Road in Pasadena, Sunday, October 30 from 1 pm - 4 pm. For more information call 410- 255-4048 or visit <http://www.historichancocksresolution.org/>

School Bus Safety

Since school is back in session, there has been a lot in the news lately about school bus safety. Please share with your children these tips from the National Highway Traffic Safety Administration:



- Get to the bus stop at least five minutes before the bus is scheduled to arrive.
- When the bus approaches, stand at least 6 feet away from the curb, and line up away from the street.
- Wait until the bus stops, the door opens, and the driver says that it's okay before stepping onto the bus.
- If you have to cross the street in front of the bus, walk on the sidewalk or along the side of the road to a point at least 10 feet ahead of the bus before you cross. Be sure that the bus driver can see you, and you can see the bus driver.
- Use the handrails to avoid falls. When exiting the bus, be careful that clothing or backpacks don't get caught in the handrails or doors.
- Never walk behind the bus.
- If you drop something near the bus, tell the bus driver. Never try to pick it up because the driver may not be able to see you.

UPCOMING BOARD MEETINGS

September 21, 2016

October 19, 2016

November 16, 2016

(Budget / Annual Meeting)

All Board meetings are held at Broadneck High School meeting room 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!

A Message to All Walnut Ridge News Subscribers

If you are signed up for Walnut Ridge News and your email address has changed or you would like to add an additional email address, please let us know. Send an email to subscribe@walnutridgeonline.org and put in the subject line - Email Address Change.



Planning to Vote in the Upcoming Presidential election? The deadline to register to vote is Tuesday, October 18th at 9:00 pm. You may register on-line or locate a place to register at the following website:



http://www.elections.state.md.us/voter_registration/index.html

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

Michelle Henderson

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

www.procomgt.com

WALNUT RIDGE REAL ESTATE**Active Listings:**

1325 Hazel Nut - \$225,000

1335 Hazel Nut - \$199,990

1340 Tanook - \$278,900

Average List Price - \$234,630

**Recent Home Sales:**

1349 Hazel Nut - \$221,500

1346 Hazel Nut - \$273,000

1372 Hazel Nut - \$240,000

1356 Hazel Nut - \$190,000

424 Peach - \$212,000

1390 Almond - \$250,000

1342 Almond - \$218,000

Average Sale Price - \$229,214



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

Word Search

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

Find these words associated with Annapolis.

Capital	Carroll	Chase
Chickens	Cobblestone	Colonial
Crabs	Fishermen	Flag
Governor	Historic	Johnnies
Midshipmen	Navy	Paca
Sailboat	Severn	Stadium
Trolley	Waterfront	Yacht

A Gentle Reminder—Dogs and cats are *not* permitted to run free within our Community. Please keep your pet on a leash at all times. Not only is it safer for your pet to be leashed, but it is safer for all involved. Besides that, **it's the LAW!**



Broadneck Community Library Happenings!

Broadneck Branch - 1275 Green Holly Road, Annapolis, Maryland 21409 (410.222.1905)

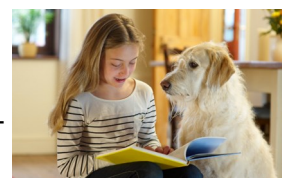
Hours: Monday through Thursday: 9 am to 9 pm, Friday and Saturday: 9 am to 5 pm.



Beginner's Guitar Workshop. *Saturday October 1 at 3 pm.* Bring in your guitar, learn some chords, songs and tricks that will have you strumming the six-string like one of the pros! For ages 8 and older.

Paws to Read Canine Tutors. *Saturdays, October 15 and November 5 from 1 to 3 pm.* Children in elementary school improve their reading skills while enjoying the rapt attention of canine tutors. Please call the branch to schedule a 15-minute slot, *Sponsors:* Caring Canines, Karma

Dogs, Laurie Bailey and Mutley, Pets on Wheels Maryland, Therapy Dogs International.



An American Girl Evening. *Tuesday, October 18 at 6:30 pm.* Meet author Valerie Tripp of the *American Girl* series! Bring only one item to be autographed. Seating is available on a first-come, first-served basis.

Snap & Squishy Circuits. *Wednesday, October 19 at 6:30 PM.* Explore electricity with simple ingredients and crazy projects. For elementary school students.



Halloween Storytime and Parade. *Wednesday, October 26 at 6:30 pm.* For ages 5 and younger.

Yoga For Beginners. *Thursday, October 27 at 7 PM.* Learn beginning yoga poses with Jillian Amodio, registered yoga instructor. Wear comfortable clothes. Yoga mats will be provided for those who do not have one. For teens and adults.



3-D Printing Demo. *Wednesday, November 9 at 4 PM.* Learn how 3-D printing works and see the Library printer in action.

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

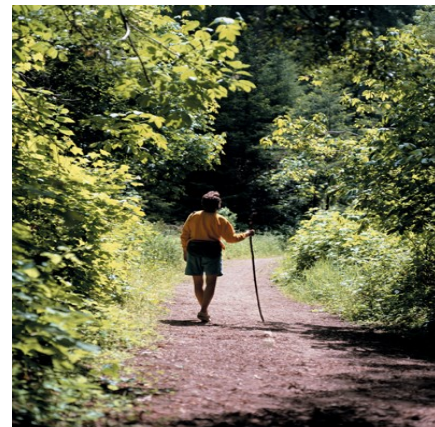
A Word From The Walnut Ridge Wanderer

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.)

Classic Wanderer Reprinted by Request From 2009

I'm feeling that little chill in the evening and morning air and noticing that special smell that comes when the calendar moves from August to September.

Relief from the heat is on the way. Already I see more people on the street. They're actually taking time to stop and talk to their neighbors instead of bolting from car to house and from front door to mailbox and back again. Cooler weather gives us a chance to share time together – to get to know each other.



Is it my imagination, or are there a lot of toddlers who have grown into school aged kids. The playground is full of laughter and activity. What energy!

On that note, let's keep our children and our pets safe. (1) Dogs must be on a leash. Owners must clean up after their pets. No one wants to have their pet hit by a car or scare or hurt a child. (2) Children must continue to be supervised while they are out of doors. Know where they are. Check on them frequently. Make sure that they know the safety rules.

We want everyone in Walnut Ridge, both residents and pets to be safe.

Walnut Ridge Wanderer

Classic Wanderer Reprinted by Request From 2009

Walnut Ridge - A Great Place to Call Home!

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	410-222-6100
Cable—Broadstripe (formerly Millennium)	410-987-9300
Cable—Comcast Cable (Xfinity).....	800-934-6489
Cape St. Claire Volunteer Fire 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
Health Nuisance Complaints	410-222-7364
J&W Utilities	410-827-8516
Management Company	410-721-0777
Maryland State Police Headquarters	410-653-4200
North County Towing	410-573-1682
	or 410-674-4221
Old Line Utility c/o Rudder Management	410-647-7929
Post Office—Legion Avenue.....	410-573-0953
Poison Control	800-492-2414
Professional Community Management (ProCom)	410-721-0777
Recycling & Yard Waste	410-222-6100
Rudder Management, Inc.	410-647-7929
Salvation Army (Donated Items Pickup).....	800-728-7825
Towing—North County Towing	410-573-1682
	or 410-674-4221
Trash Pickup Problems	410-222-6104
Water and Sewer Bills.....	410-222-1144
Water & Sewer Emergencies (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. 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.