



Walnut Ridge

Community Newsletter

Spring 2011

Walnut Ridge Community Association

Newsletters are also available online at www.walnutridgeonline.org

A Word from the President

Spring 2011 has arrived and with it comes a much anticipated improvement in the weather. Last winter and its resultant snow fall left us with somewhat diminished funds previously allocated for landscaping replacement. In spite of this, the Board of Directors continues to plan and implement maintenance and renewal in a fiscally responsible manner. It is certainly wonderful to witness the rejuvenation of our community planting beds with fresh mulch and judicious pruning.

As I read the morning paper today, my mind drifted to the plight of people still dealing with the after-effects of the recent recession – home and abroad. I thought of the Japanese people coping with the recent epic disasters of earthquake, tsunami, and most recently the threat of nuclear contamination. I stopped to consider the Libyan people – turned on by their autocratic ruler. I considered the end result of the political unrest in Egypt and the first free elections held in fifty years. Contemplating all this serves as a type of grounding effect. All things considered, we have been truly blessed with the circumstances in which we find ourselves placed. Acknowledging this fact is the beginning of being a blessing to others that are less fortunate.

The Spring season brings not only pleasant weather and the greening of our landscape, but a renewal of forward thinking and a rejuvenation of hope. Please remember those less fortunate than ourselves and be hopeful toward the future, knowing that we are surrounded by friends and neighbors in the community of Walnut Ridge.

Sincerely,

Edward M. Rose, Board President
Walnut Ridge Community Association

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Visit us on the Web!
www.walnutridgeonline.org

Spring Landscape Enhancements

The annual spring landscape enhancements have begun around our community!



Kindergarten Registration Starts April 5th

Kindergarten registration for Anne Arundel County Public Schools for the 2011-2012 school year will be held in elementary schools on April 5th. Children who live in Maryland and are five-years-old by or on September 1st, are required to attend kindergarten and must register at their home school. The home school for our community is Cape St. Claire Elementary School (direct phone number 410-222-1685.)



Check the AACPS website www.aacps.org for more information as to what documents you must bring with you for registration. You may also contact Katherine A. Wick, Coordinator of Early Childhood Education, at 410-222-5441.

Selling Your Home?

When it comes time to sell your home, the Annotated Code of Maryland (Real Property § 11-135. Resale of unit.) provides that certain documents, commonly called Resale Documents or a Resale Package, must be presented to the purchaser not less than 15 days prior to closing. The Resale Package contains copies of legal documents pertaining to the property such as the By-Laws, Declaration of Covenants, etc.



To obtain a Resale Package, visit www.homewisedocs.com or call 866-925-5004.



Curbside Collection—Memorial Day Weekend

Curbside collection of trash and recyclables will occur on Wednesday, June 1st, NOT on Tuesday, May 31st.

Income Tax Assistance from AARP

With the tax season quickly approaching, seniors and low-income residents can receive help through a FREE service offered by AARP. AARP tax-aid volunteers, trained by the Internal Revenue Service and the Maryland Comptroller’s Office, assist taxpayers over 60 and those in low-income tax brackets file Federal and State tax returns. AARP membership is not required.



Broadneck area residents can contact Betty Rogers through April 5 at 410-757-4412 to ask questions or schedule an appointment for Tuesday afternoons through April 5 at the Broadneck Branch Library. Self-service electronic filing is available using the library computers.

Looking for local events?

Check out the following websites for lots of ideas...

- www.aacc.edu/events
www.hometownannapolis.com
www.whatsupmag.com
www.annearundelcounty.com
www.usna.edu/PAO

Report a Power Outage!

Don't assume BGE already knows! Call 1-877-778-2222 to report a power outage or downed wire.



Spring Riddle

If April Showers bring May Flowers, then what do May Flowers bring?

See page 7 for the answer.

Editor's Corner

Spring has officially sprung! It's time to come out of hibernation and begin venturing outside! Take a walk around the community and see what the warm weather has brought to Walnut Ridge. On my walks around the neighborhood, I have noticed that the Forsythia bushes have begun to display their vibrant yellow blooms. I have also seen daffodils and crocus popping their little heads through the ground in various yards. Spring also brings us sounds of birds chirping and that unmistakable sound of the Spring Peepers – those little frogs who inhabit our woods and streams. Is it my imagination, but do the Spring Peepers seem exceptionally vocal this year?

There are lots of things that I look forward to in the spring. I love day light saving time! I also love watching the limousines taking the high school couples to the Prom. It is an exciting time for high school seniors - graduation time is almost here and then it's off to college for some.

Here's hoping that everyone has a wonderful Spring!

Pondo's Tech Trek is on vacation— see you in the Summer Edition of the Walnut Ridge Community Newsletter.



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

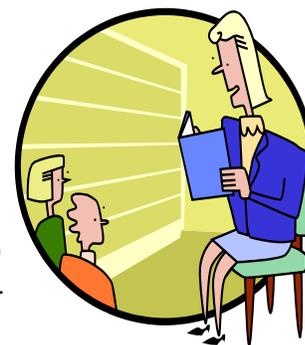
Michelle Henderson
Ziggi Nickel
Gloria Petit Clair

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

Storytime at Broadneck Library

Storytimes are presented for children aged two to five. Parents and caregivers must accompany two and three year-olds, while children four years and older may attend alone, providing an adult remains in the branch. Wednesdays, April 13 and May 11 at 10:00 am. The Broadneck Branch of the Anne Arundel County Public Library is located at 1275 Green Holly Drive, Annapolis, MD 21409. The phone number is 410-222-1905 and hours are Monday, Tuesday and Thursday 1-9, Wednesday and Saturday 9-5 and Friday 1-5.



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.**

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.)

Spring has sprung.
I have the spring back in my step.
I'm ready to spring into action to spruce up my personal spot in our community.

But, before I spring (hop) into action about changing the face of my home – specifically, THE DOOR, I thought I better check out the neighborhood for ideas and inspiration.

I don't want to "spring for," that means, invest in paint that might conflict with the A&E guidelines. That would be money wasted and energy wasted if I have to repaint to be within the WRCA guidelines.

So, I started wandering the neighborhood! Oh my, oh my. I see a wide range of door colors. Some are more remarkable than others. Some push the envelope of creativity and personal expression. Some colors would look wonderful on single family homes but clash in a townhouse community.

Not knowing what to do about a color choice, I googled "front door colors" and found the following information that will help me make my new color choice to submit to the A&E Committee..... BEFORE I INVEST MY PRECIOUS MONEY, TIME AND ENERGY INTO THIS NEW PAINT JOB!!

What Is the Best Paint Color for a Front Door?
By Heather King, eHow Contributor

Choosing accent colors for the exterior of a home--such as the color to paint the front door--can be a fun project. Paint colors, however, affect the overall value of a home, so it's important to choose an appropriate color.

1. Adhere to Contracts

The best color for the front door is always on that doesn't land the homeowner in hot water. Neighborhood housing associations often have restrictions on outdoor paint colors. Historical homes, as well, often come with these restrictions. Before picking out a color, narrow down the choices based on what the housing contract allows.

2. Go outside and look at your house from the street. Look at your neighbor's doors. Take notice of your existing exterior color. Look at your natural surroundings, including ground cover, trees, bushes and flowers. If you have a digital camera, take a few photos. These will help when you are shopping for paint.

3. Brown May Be Best

A light to medium brown may be the best choice for the front door. Muted shades are the most popular exterior colors--such as white and gray--and brown fits right in with those color schemes. Browns are also more resistant than most colors to ultraviolet fading and damage, and browns provide excellent cover.



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A Word From The Walnut Ridge Wanderer Continued from Page 5

A light to medium brown may be the best choice for the front door. Muted shades are the most popular exterior colors--such as white and gray--and brown fits right in with those color schemes. Browns are also more resistant than most colors to ultraviolet fading and damage, and browns provide excellent cover. The WRCA A&E guidelines do tell us to obtain permission from the A&E Committee to make any changes to the front of our homes. The intent of the guideline is to have a range of door colors that blend nicely together.

This is like Las Vegas, "what goes on BEHIND your door stays behind your door." Be wild and crazy inside but keep it calm on the outside.

I might just have a discussion with WRCA about this painted door issue when I send them a letter requesting approval to change the color of my door.

Happy Painting.

Walnut Ridge Wanderer

Attention Walnut Ridge Landlords!

Landlord owners are obligated to provide their tenants with a written Lease Agreement which, among other things, indicates that the tenant must conform to the Covenants, Bylaws, and other documents of the Association. Landlords are also responsible to the Association for the actions of their tenants, since they, just like owners, must also comply with the Covenants, Bylaws, etc.. Landlords, in the final analysis, are legally responsible for maintenance or covenant violations committed by their tenants.

A few things a Landlord must do if renting his home:

- Notify the Association's management agent, D.H Bader Management, in writing, of the lease period, names of the tenants, and contact telephone numbers. It is not uncommon that Management and/or the Board of Directors need to contact residents, including tenants, regarding association business.
- Inform the management agent of your mailing address during the time your home will be leased so that Association correspondence may go directly to you. **This is a requirement of Maryland law.**

Landlords, please emphasize the importance of your tenant to abide by the Association's Covenants, Architectural & Environmental Standards and the Parking Space Guidelines. Providing copies of these documents to your tenant will save misunderstandings, hard feelings and possible legal action when Management and/or the Board of Directors points out a non-conformance.

Peach Delight

1 (2-layer) package yellow cake mix
3/4 cup melted butter
1 pound peaches, sliced, sweetened
2 cups sour cream
1/4 cup sugar
3 egg yolks
Cinnamon to taste.

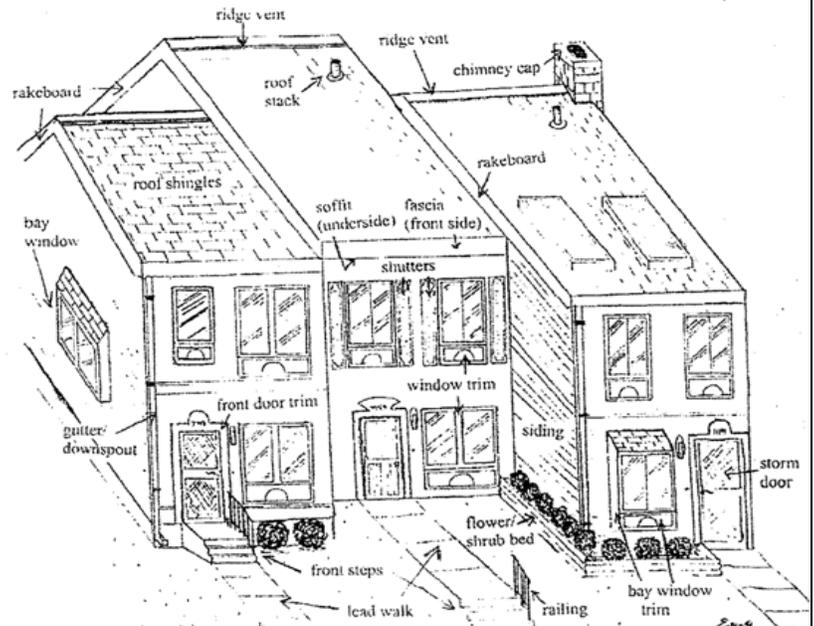
Combine cake mix and butter in bowl, mix well. Spread in bottom of lightly greased 9 x 12-inch cake pan. Layer the peaches over the top. Blend sour cream, sugar and egg yolks in bowl. Spoon over peaches. Sprinkle with cinnamon. Bake at 350 degrees for 30-35 minutes or until set. Makes approximately 12 servings.



SPRING WALK-THROUGH INSPECTION REMINDER!

The annual exterior inspection of all homes will soon be underway. Each homeowner should take a close look at their home and yard and clean up or make repairs to these items:

- ❖ Is your house paint peeling? Be sure you also check the trim – on both the front/back and side of your home!
- ❖ Is your fence leaning or are slats missing? Are your gutters/downspouts missing or loose? Do you have any missing or loose siding?
- ❖ Have you made an improvement (deck, fence, storm door, etc.) to your home without obtaining prior approval from the association?
- ❖ Is there an accumulation of items in your front or rear yard or on your deck or patio, such as toys, boxes, bags, etc.?
- ❖ Is there any rotted wood around your windows/doors?
- ❖ Does your sidewalk, front steps or porch need repair?
- ❖ Are your window screens torn or off track? Are your doors in disrepair?



This reminder is to give you an opportunity to correct any problems before the walk through. We appreciate your efforts in maintaining the beauty of your community.

WALNUT RIDGE COMMUNITY ASSOCIATION, INC.
c/o D.H. Bader Management Services, Inc.
14435 Cherry Lane Court, Suite 210
Laurel, MD 20707

Exterior Paint Colors

If you are painting the outside of your home, remember to use the colors as required by the Association's Architectural and Environmental Standards:



- ◆ **Siding:** Olympic #59620A Premium Acrylic Solid Color Latex Stain, "Solid Cedar" color.
- ◆ **Trim:** Bruning #300-29 Exterior Alkyd Primer and painted with Bruning 3315-00 Exterior Semi-Gloss White.

If you have any questions about exterior requirements, please contact the Association's management company, D.H. Bader Management.

Improvement Approval Reminder!

Spring weather prompts many homeowners to consider sprucing up the exterior of their homes. If you have plans which will affect the **physical appearance** of your home, an Application for Exterior Alteration, Addition or New Construction form must be submitted to the property manager for review and approval **before** work begins. You'll find Application Forms at www.walnutridgeonline.org

You will want to avoid a situation where improvements have been made ahead of approval, then subsequently disallowed.

Please make the effort to **obtain approval before** you begin exterior construction or landscaping. Taking this step will avoid misunderstandings as well as preserve and protect you and your neighbor's investment.

WALNUT RIDGE REAL ESTATE

Active Listings:

- 1378 Almond—\$230,000
- 1334 Hazel Nut—\$195,000
- 1375 Hazel Nut—\$245,000



Recent Home Sales:

- 1340 Tanook—\$208,500
- 1338 Hazel Nut—\$214,000



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

2011 Holiday Curbside Collection



During a Holiday Week

Your curbside collections for recycling, trash, & yard waste will occur as follows:



Anne Arundel County
Waste Management Services

Recycling Division
2662 Riva Road, Suite 490
Annapolis, MD 21401
(410) 222-7951

For more information or for tips to boost your recycling visit:



HOLIDAY

COLLECTION DAY CHANGE

New Year's Day - Sat, JAN 1

No collection changes

Memorial Day - Mon, MAY 30

Monday collections will occur → **Tuesday** MAY 31
Tuesday collections will occur → **Wednesday** JUNE 1

Independence Day - Mon, JULY 4

Monday collections will occur → **Tuesday** JULY 5
Tuesday collections will occur → **Wednesday** JULY 6

Labor Day - Mon, SEP 5

Monday collections will occur → **Tuesday** SEP 6
Tuesday collections will occur → **Wednesday** SEP 7

Thanksgiving Day - Thur, NOV 24

Thursday collections will occur → **Friday** NOV 25
Friday collections will occur → **Saturday** NOV 26

Christmas Day - Sun, DEC 25

No collection changes

This document is available at www.aacounty.org/DPW/WasteManagement/HolidaySchedule.cfm

Recycled Paper

Answer to the Spring Riddle

April showers bring May flowers and Mayflowers bring . . . Pilgrims.



1380 Almond

Spring Sprucing In Walnut Ridge

440 Peach



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

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 | |