



Walnut Ridge

Community Newsletter



Spring 2014



Walnut Ridge Community Association
Newsletters are also available online at www.walnutridgeonline.org

A Word From The President

Greetings to all our owners and residents of Walnut Ridge! I find it far from difficult to wave good-bye to the Winter of 2013 – 2014 and have become quite weary thinking about the possibility of yet another polar vortex coming our way. The worst is almost certainly behind us and signals the beginning of Daylight Saving Time this Sunday, the 9th. The average high temp in our area this month is predicted to be 58 degrees! After the continual cold and multiple snowfalls we have experienced, the onset of Spring brings to mind a much needed and positive set of

changes. Rebirth, rejuvenation, renewal, and re-growth could all describe what is in store and ready to be released. What an exciting and long awaited time of year it is!

Your Board of Directors, with the help of our Community Business Manager, John Sheehy of D.H. Bader Management Services Inc., continues to exercise the responsibilities of maintenance of the common property. Effective communication with the owners and residents is exercised utilizing various media such as our newsletter, e-mail, USPS, and direct contact by our Community Manager. The Board has the responsibility of establishing and periodic revision of rules and regulations of the community. The collection of community dues is an important function and responsibility of the Board. Those funds are protected and utilized by the Board to meet the ongoing and future expenditures of maintenance and replacement of our common property and capital assets. The Board holds the fiduciary obligation to act in good faith and in the best interests of owners and residents. We are required to maintain 5 – 7 sitting members and meet on a regular basis in order to satisfy these responsibilities.

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Sign Up for Walnut Ridge News!
subscribe@walnutridgeonline.org
 It's **FREE & INFORMATIVE!!**

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Our meeting this month included the annual election of members to the Board. Six of available seven chairs are now filled and our invitation continues to be extended to all interested owners. Your fresh ideas and varying perspectives are vital in the effort to understand and act in your best interests. Please consider playing a future role on the Board. We try to meet regularly once a month or as often as needed to conduct the business of the community. Meetings are generally brief and to the point. If you use the internet and are not already registered, please go to www.walnutridgeonline.org to do so. You will then not only have access to the well-maintained and informative community website, but will also receive notifications of any late breaking community news. Thank you.

Ed Rose

Spring Dates to Remember

- March 20 First Day of Spring!
- April 1 April Fools Day
- April 15 Passover begins
- April 15 Tax Day
- April 18 Good Friday
- April 20 Easter Sunday
- May 11 Mother's Day
- May 26 Memorial Day
- June 14 Flag Day
- June 15 Father's Day
- June 21 First Day of Summer!



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

- Peter Giguere
- 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

Spring Trivia

On the first day of spring, the hours of daylight and of darkness are equal. True or False? See Page 5 for the answer.

Homeowner Association Course At AACC

Each March, Anne Arundel Community College offers a short course on the basics of Homeowner Associations. The course is CMD 398-102 on Tuesday evenings March 25-April 15, 2014 from 6:30-8:30 pm at the Arnold campus. The course is designed for homeowners and/or individuals who live and/or volunteer as a board member in a residential community such as Walnut Ridge. Learn about the state and County rules and regulations, as well as the best practices and procedures for managing a community. Persons over 60 years of age receive a waiver and pay only a \$7.00 registration fee. For registration information or assistance call AACC at 410-777-2325 or WWW.AACC.EDU/CONED

Fire : A Lesson Close to Home

Residents may or may not be aware of a predawn fire on Hazel Nut Court in late February. The fire located in the fireplace chimney at the roof level erupted in the attic . Fortunately no one was injured, all residents involved were safe and the fire department responded quickly, limiting the fire and smoke damage to the unit and the adjoining units.

The owner will be out of their unit for an unspecified amount of time, while repairs are being made. The owner of the adjoining unit experienced major smoke damage and vacated the property while restoration work took place.

This incident is a wake-up call to remind all residents that our townhome community is approximately 30 years old, materials age and building codes have changed over the years. Fire and smoke can spread at the roof level ... water used to suppress flames will flow DOWN! saturating ceilings, walls and floors.

Take heed be proactive in maintaining your major investment.

- Install and maintain smoke alarm systems.
- Carry homeowners or renters insurance.
- Check coverage make sure it covers current replacement value on structure and personal property.
- Tenants: make sure your Landlord carries homeowner insurance and ask for proof.
- Homeowners: if you contract with a management company to rent your property, make sure tenants know who and how to contact you in event of a property emergency. Make sure Walnut Ridge management has this information as well.
- Periodically have cleaned professionally (fireplace, dryer vents, heating/ac ducts). Neglect is a main cause of house fires.
- Remember ... smoke damage penetrates everything! - walls, insulation, fabric, carpets, etc. It needs to be removed and cleaned professionally.
- Create and practice an evacuation plan for your house.

Contributed by Anita Ramundo

Home Improvement Approval Reminder!

Spring weather has many homeowners to thinking about sprucing up the exterior of their homes. If you have “sprucing up” plans which will affect the **physical appearance** of your home, please be reminded that an

Application for Exterior Alteration, Addition or New Construction form must be submitted to the Board for review and approval **before** work begins. You’ll find the Application Form at www.walnutridgeonline.org an click on A&E Standards.

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.

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



COUNCILMAN DICK LADD
Anne Arundel County Council Fifth District

Points of Interest summarized from County Councilman Dick Ladd’s recent newsletters:

The footpath project running from the community entrance to Walnut Ridge to College Parkway and Holly Drive was completed in the late fall. It appears to be a welcome addition to the community from the steady number of walkers, joggers, and bikers using the trail on nice days. There is still some signage that needs to be installed, but it’s open and the ability to connect via the footpath into Broadneck Park off College Parkway at Holly Drive makes for a great walk or jog. If you have safety questions or concerns about the trail please contact the County Department of Public Works 410-222-4940 or let your County Councilman Dick Ladd know 410-222-1401.

Some HOAs in the Broadneck area are now approaching 30 years of age and services of the roads, sewer line maintenance and snow plowing typically provided by the County are becoming an issue since many of the original residents have moved on. The challenge is recognizing and dealing with the financial implications for current residents and owners. In our community, Walnut Ridge Community Association funds from the quarterly association dues have been consistently put aside over the years into a reserve fund that has been used to make routine and emergency repairs and keep the community's private roadways (Hazel Nut, Peach, Almond and Tanook) in good repair. The main roadway into the community, Walnut Ridge Drive, is maintained by the County and was part of the original developer’s arrangement of ownership of the infrastructure in the 1980s. All community residents have a role to play in making sure the community's infrastructure stays in good repair. As we move into the spring and summer months if you notice deterioration or a roadway infrastructure problem, alert the Association management 301-953-1955, so it can be examined and addressed.

Your tax dollars are at work. Starting in April, the County will begin improvements to Cape Saint Claire Road. The project includes widening the road, installing sewer lines, curbs and sidewalks to the shopping center. Expect construction to disrupt traffic at times. Be cautious and patient. This project will certainly add to the safety of the roadway and provide easier access to the retail stores. We'll keep you updated.

Contributed by Anita Ramundo

Spiced Almonds

Ingredients:

- 2 cups whole almonds, (with skins)
- 2 teaspoons extra-virgin olive oil
- 2 teaspoons curry powder
- 1/2 teaspoon salt, or to taste
- 1/4 teaspoon cayenne pepper

Directions:

- Preheat oven to 300 °F .
- Combine almonds, oil, curry powder, salt and cayenne in a small baking pan; toss to coat well.
- Bake until the almonds are fragrant and lightly toasted, about 25 minutes. Transfer to a bowl to cool.
- Store in an airtight container for up to 1 week.

High Water Bill?

Maybe It's Time To Review Your Water Usage Habits...

Does your water bill seem higher than usual? The amount of your water bill is based on "consumption" or the amount of water you use. So if your bill seems high, consider the following before calling Customer Service for assistance:

- Compare your current bill with last year's bill. Is there a significant difference?
- If so, are there any changes in your household? Are more people living in your home? Are some family members now retired, no longer in school or working from home?
- Are you using significantly more outdoor water due to newly landscaped lawns or have a new

sprinkler system? Outdoor water usage can make up more than half of the average household's water consumption, even though it is not used throughout the entire year.

- Have you checked your home (inside and out) for leaks? Obvious leaks could be a constant running toilet or faucet. Check your toilets for running water and use food coloring or dye tabs in the tank. If the color appears in the water in the bowl without flushing, you have a leak.
- If you have reviewed your water usage and still need assistance, call Anne Arundel County Customer Service at 410-222-1144.

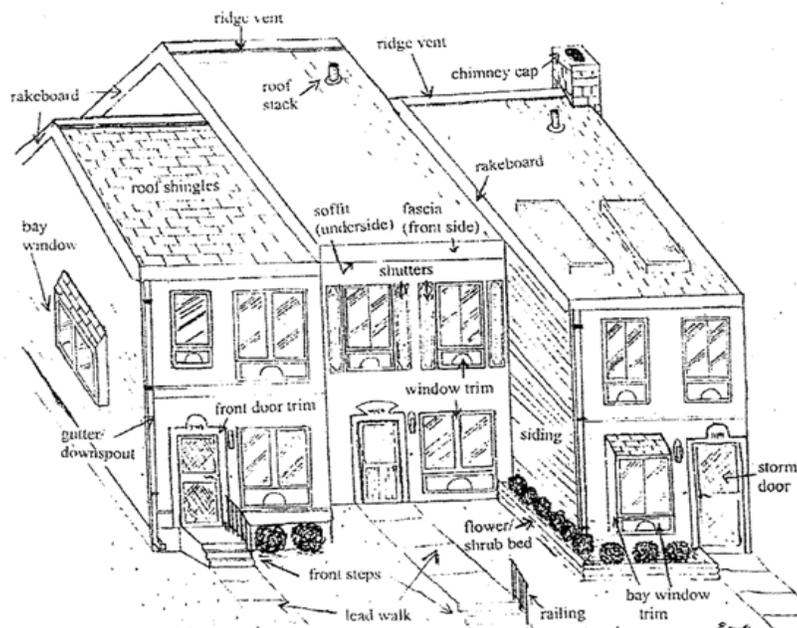
DID YOU KNOW....

That our **Community Documents** are available on our website? Visit www.walnutridgeonline.org and click on Documents.

SPRING WALK-THROUGH INSPECTION REMINDER!

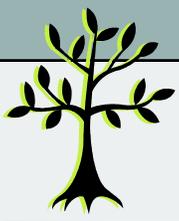
The annual exterior inspection of all homes will begin soon. Each owner should take a close look at their home and yard and clean up or make repairs to these items:

- ❖ 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



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 or send by snail mail to Walnut Ridge Community Association, Inc., c/o D. H. Bader Management, John Sheehy, Property Manager, D.H. Bader Management Services, 14435 Cherry Lane Court, Suite 210, Laurel, MD 20707; 301-953-1955 Ext. 11.

The 5 Most Dangerous Phishing Email Subjects:

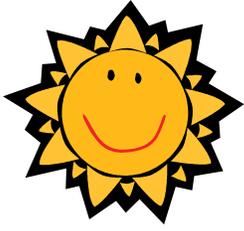
Phishing is the act of attempting to acquire information such as usernames, passwords, and credit card details (and sometimes, indirectly, money) by masquerading as a trustworthy entity in an electronic communication (email). According to Websense.com, the 5 most dangerous phishing email subjects are:



1. Invitation to connect on LinkedIn
2. Mail delivery failed, returning message to sender
3. Dear (insert bank name here) Customer
4. Important Communication
5. Undelivered Mail Returned to Sender

Spring Trivia Answer

True. Around March 21st, the earth's position in its orbit around the sun places its equator in line with the sun. This time period is called the "vernal equinox" and is the first day of spring in the Northern Hemisphere. "Vernal" means spring and "equinox" means equal.




Fun in the Snow!

WALNUT RIDGE REAL ESTATE

<p>Active Listings:</p> <ul style="list-style-type: none"> 1355 Hazel Nut - \$259,900 1368 Hazel Nut - \$263,000 1352 Tanook - \$260,000 <p>Average List Price—\$260,967</p> 	<p>Recent Home Sales:</p> <p>No recent sales in the Last 180 days</p> 
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Statistics courtesy of: Ziggi Nickel, Long & Foster Realtors 410-544-4000 and taken from MRIS (Metropolitan Regional Information Services)



Broadneck Library Happenings!

Broadneck Branch - 1275 Green Holly Road, Annapolis, Maryland 21409 (410.222.1905)
Hours: Monday 1-9 , Tuesday, Thursday 1-9, Wednesday, Saturday 9-5, Friday 1-5

Income Tax Assistance from AARP for Seniors and Low-Income Residents—*Tuesdays, until April 15 from 1 to 3 PM.* Volunteers trained by the Internal Revenue Service and the Maryland Comptroller's Office will help taxpayers over age 60 and those in low-income tax brackets prepare their federal and state income tax returns. At the Broadneck branch, registration is not required and is available on a first-come, first-served basis.

Special Event for Preschoolers—Royal Evening

Monday, April 7 at 6:30 PM. Bring your little prince or princess dressed in their finery. Come early — Crystallooneys Creative Art Crew will be on hand 30 minutes before the program to do amazing face paintings.



Babies in Bloom

Mondays through May 19 at 9:30 AM and Saturdays, March 15, April 26 and May 10 at 9:30 AM.

Babies from birth to 18 months (with caring adult) enjoy songs, action rhymes and playtime while building early literacy skills. A great way to get to know other families in our community

Family Story Time

Tuesdays, March 4 through May 27 at 9:30 AM AND MARCH 18, APRIL 15 AND MAY 20 AT 6:30 PM

Families with young children enjoy a variety of stories, songs, rhymes and movement activities while building early literacy skills.



Anime/Manga Club

Wednesdays, March 26, April 23 and May 28 at 3 PM

Share the love of Japanese comic and animation. For old and new fans. Just drop in!

Family Movie Time!

THE TALE OF DESPEREAX—*Wednesday, April 2 at 4 PM.* (Rated G, 93 minutes. Universal Pictures)

MONSTERS, INC.—*Saturday, May 3 at 2 PM.* (Rated G. 92 minutes, Disney/Pixar)



For lots more Library events please call the Broadneck Branch Library at 410-222-1905 or visit <http://www.aacpl.net>.

Curbside Collection Holiday Schedule for Memorial Day Weekend



Pick up will be
Wednesday, May 28th
(not Tuesday, May 27th)

WIPERS ON—LIGHTS ON

Maryland law **requires**
drivers to turn on headlights whenever
windshield wipers are in use.

(MD Code, Transportation, § 22-201.2)

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.)

“The Wanderer Leaves Walnut Ridge”

Yup, it's true.....you read that right! This Wanderer is leaving the community! Maybe not for good, but for a while! I've been trekking through our hills and dales for many years, enjoying the sights and sounds. But the time has come when I'm feeling the urge to “bust out,” take a break, see new sights, meet new people. Yuh know what I mean? Maybe it's that mid-life crisis thing! Maybe it's trying out my rusty knees!

How did this happen? Well let's see.....it was about a week ago, remember when the weather was up in the 60's for 2 days in a row? Remember how it made your body feel like stepping out? Well, I sure did. I clipped on my...whaduh you call it.....the shutterfly....the flutterfly, the butterfly...oh, oh, I remember it was my “shuffle.”

Well, I turned up the volume and headed up the hill. The music got me a movin' and a groovin' and the next thing I knew I was headed down Walnut Ridge Drive. My feet hit that nice new asphalt on that walking trail and I was on my way to College Parkway. By the time my shuffle got to “Frankie Valli and the Four Seasons” I was rockin' and rollin'. My Jersey person came out! Up one hill, down the other, curvin' and swervin'it was amazing.

I made it to Green Holly and back. Smilin', wavin' and lovin' life! I wasn't the only one on the trail with a smile on my face. Everybody was happy.

I loved returning to our community, but I will be leaving Walnut Ridge on sunny days to make it to Green Holly and beyond. Now, if you should see a person movin' and groovin' on the trail who seems “in the moment”.....just lend me a neighborly hand and lead me home.



Walnut Ridge Wanderer

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

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.	410-418-4553	
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	410-573-1682	
	or 410-674-4221	
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	410-573-1682	
	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	

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.