



# *Walnut Ridge*

## Community Newsletter



*Spring 2017*



*Walnut Ridge Community Association*

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

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### **Reminder to Homeowners!**

**Your next quarterly association assessment payment is due April 1st**

### **A Word from the President**

Greetings to all longtime residents and a warm welcome to those that have recently decided to make Walnut Ridge their home. With the advent of spring comes the opportunity to affect periodic maintenance and in some cases, obvious repairs of homes within the community. Please keep in mind that neglect of the exterior appearance of your home tends to unintentionally further promote additional neglect by your neighbors. Consequences of this trend lead to lowered property values and an overall decline in the desirability of the community as a whole. Please do not wait for the inevitable violation citation sent from our property manager. Let's be proactive in an effort to maintain our most valuable asset, that of our homes. Please refer to your owner documents **before** making any exterior addition of change or color to the building envelope or individual property. An application to the Board of Directors must be submitted and approved prior to any change, alteration, or variation from the existing condition (other than simple maintenance).

Another thought I would like to share regards the storage and placement of trash and recycle containers. Our documents clearly state that storage of these containers at the front of your home (if they are in plain sight) is a violation of our covenants and guidelines. It is also a violation to store these and any personal items outside the perimeter lot lines of your property, unless placed properly for collection. Please replace your containers following collection as quickly as possible to avoid loss or

*(Continued on page 2)*

### **Spring Walk-Through**

Exterior inspections of all homes will begin in mid-April!

Begin now to get your home in shape!

See "About Exterior Home Inspections" on Page 3

(President's Message Continued from page 1)

nuisance to others. Please be aware of the 2017 Anne Arundel County requirement of approved bags to be used for the removal of yard waste. The waste will not be picked up at all if the approved bag is not used.

Added sensitivity toward our neighbors and consideration of others is of particular importance in a high density environment such as ours. With your cooperation, I am confident that Walnut Ridge will continue to be one of the most desirable townhome communities, from a price point and location value, in the surrounding area. Thank you!

Edward Rose – President,  
Walnut Ridge Community Association



**Daffodils in February? Whaaat?**

**Association Assessments are due on:**



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

**Kindergarten Registration**

Kindergarten registration for Anne Arundel County Public Schools for the 2017-2018 school year will begin on April 19, 2017. Children must be five-years-old by September 1<sup>st</sup> to enroll in kindergarten. All kindergarten programs are full-day. Check the AACPS website for additional information. <http://www.aacps.org/earlychildhood/>



**News from the Board of Directors**

- At the reconvened Annual Meeting held on January 18, 2017, all members of the Board were re-elected to another term.
- Landscape contracts for the 2017 season have been finalized.
- Work with the Association's attorney on assessment arrearages.
- Review of approximately 2+ A&E applications in the last quarter.



**Sunday, May 14, 2017**

**TRASH CANS, TRASH BAGS AND/OR RECYCLE BINS  
DO NOT BELONG IN COMMUNITY PLANTING BEDS!**

**PLEASE!** Do not place trash cans, trash bags, recycle bins, bikes, toys, etc. on **community common area property**, specifically, in the community planting beds. If you are unsure what is community property and what is your property, **ASK** Management or **CONTACT** the Board. Your association assessments pay for many things in and around our community and one of those items is landscaping. Some residents are placing their trash cans, trash bags and recycling in the community planting beds. **Please refrain from this practice**, as it could injure or kill the plantings, the replacement cost of which ALL homeowners are responsible for. Thank you.

### **About Exterior Home Inspections**

Exterior inspections occur on an annual basis and typically begin around mid-April. Management will be inspecting the exterior of homes to ensure that they continue to comply with the original A&E guidelines. Residents might find it helpful to know what is inspected in order to ensure that their properties are within accepted guidelines.

When is my home inspected?

Inspections occur on an annual basis usually beginning around mid-April.

What is being checked?

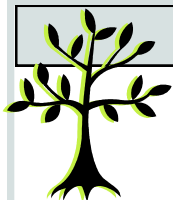
Homes are reviewed for appearance, cleanliness and overall condition.

What are the specific items being checked?

The exterior home inspection includes the following items:

- Gutters and Downspouts: cleanliness, debris, and if any repairs are required
- Siding: condition and if power washing and/or paint is required
- Exterior Wood: any wood rot that needs replacing
- Trees and shrubs: pruning, trimming and/or removal of any dead trees or shrubs
- Grass: maintenance of grass, to include mowing or lack of grass
- Paint: trim, doors, rakeboard, and corner trim
- Doors: condition and replacement if necessary
- Fence: condition, replace missing/warped boards, repair gate
- Decks: repair spindles, repair staircase, power wash, ensure correct color
- Rear Yard: cleanliness and condition
- Roof: repairs or replacement
- House Numbers: replace any missing numbers
- Leadwalks: repair cracks, replace trip hazards





## 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 Association 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.



### Did you know...

That Broadneck Park on College Parkway has a recycling dumpster that is available to the public when the Park is open? Some residents may find this alternative more convenient than putting out their recyclables for pick up. For more information about this recycling dumpster or any other recycling questions, you may contact Rich Bowen, Anne Arundel County Recycling Manager, at 410-222-7951.

### Curbside Collection Holiday Schedule for Memorial Day Weekend



Pick up will be  
Wednesday, May 31st  
(not Tuesday, May 30th)



### Spring Events In and Around Annapolis

Below are just a few of the many great events coming up this Spring.

#### First Sunday Arts Festival

**When:** Sunday, May 7 (every first Sunday through December); 11 am to 5:00 pm

**Where:** First block of West and Calvert Streets, Annapolis

Admission: Free

[www.firstsundayarts.com](http://www.firstsundayarts.com)

#### 6th Annual Naptown barBAYq

**When:** Saturday, May 6; 10 am to 8:30 pm

**Where:** Anne Arundel County Fairgrounds, 1450 Generals Highway, Crownsville

Admission: \$12; kids 12 and under, free

More info: [www.barbayq.com](http://www.barbayq.com)

#### Annapolis Memorial Day Parade

**When:** Monday, May 29; 10 am

**Where:** Parade kicks off at Amos Garrett Boulevard and West St., Annapolis

#### 8th Annual Annapolis Arts and Wine Festival

**When:** Saturday-Sunday, June 10-11; Saturday, 10:00 am to 6:00 pm; Sunday, 10:00 am to 5:00 pm

**Where:** Navy-Marine Corps Memorial Stadium, 550 Taylor Avenue, Annapolis

**Admission:** For ticket information, please visit <http://annapolisartsandwinefestival.com/>

#### 12th Annual Bands in the Sand

**When:** Saturday, June 10; 5:00 pm to 10:30 pm

**Where:** Chesapeake Bay Foundation's Philip Merrill Environmental Center (6 Herndon Avenue, Annapolis)

**Admission:** \$100 per person or limited VIP tickets.

## UPCOMING BOARD MEETINGS

April 19, 2017  
May 17, 2017  
June 21, 2017  
August 23, 2017  
September 20, 2017  
October 18, 2017  
November 15, 2017 (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!

HAPPY FATHER'S  
DAY!



Sunday, June 18, 2017

## 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](mailto:LOchs@procomgt.com)  
[www.procomgt.com](http://www.procomgt.com)



For leaves, grass, brush and branches, you can use biodegradable paper yard waste bags or a reusable container of your choice. **Do not** use plastic bags for yard waste. Reusable containers must be marked with a large "X" visible to the collectors. This will ensure that they know it is yard waste and not trash.



## 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.

### Income Tax Assistance is Still Available!

*AARP Income Tax Assistance for Seniors and Low-and-Middle Income Residents. Tuesdays through April 11 from 1 to 3 pm.* Volunteers will be available at the library to answer tax questions and assist with tax form preparation. Drop-in service requires no registration and is available on a first-come, first-served basis. Self-service electronic filing is available using the library computers. *Sponsored by AARP Tax-Aide*



**Teen Cover Art Contest.** *Wednesday, March 1 through Sunday, April 2.* Teens ages 11 to 18 are encouraged to share their best artwork on the theme: **Libraries Transform.** The winning artwork will grace the cover of the Fall 2017 issue of *Library Happenings* and the artist will receive a \$75 gift certificate to Art Things in Annapolis. A second place winner will receive a \$25 gift certificate. A reception for all participants and their families will be held at the Severna Park Community Library on Wednesday, April 12 at 7 pm, during which the winner will be announced. Entries can be dropped off at any Anne Arundel County Library location or emailed to [aacplsocal@gmail.com](mailto:aacplsocal@gmail.com). Full requirements available at [www.aacpl.net](http://www.aacpl.net).



### Author Visits

**Cruising through Caregiving** by Jennifer Fitzpatrick. *Thursday, March 30 at 7 pm.* Offering practical and effective solutions to help reduce caregiving stress, Fitzgerald will discuss tips from her new book.

**Memoirs of a Main Street Boy: Growing up in America's Ancient City** by Ralph Crosby. *Thursday, April 27 at 7 pm.* The local author and public relations guru will discuss his fascinating book about growing up in Annapolis during a tempestuous time -- from the Great Depression, through World War II and the Cold War.



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

Founded in 1970 as a day of education about environmental issues, Earth Day is now a globally celebrated holiday that is sometimes extended into Earth Week, a full seven days of events focused on green awareness. The brainchild of Senator Gaylord Nelson and inspired by the antiwar protests of the late 1960s, Earth Day was originally aimed at creating a mass environmental movement. It began as a "national teach-in on the environment" and was held on April 22 to maximize the number of students that could be reached on university campuses. By raising public awareness of air and water pollution, Nelson hoped to bring environmental causes into the national spotlight.



**Saturday, April 22, 2017**

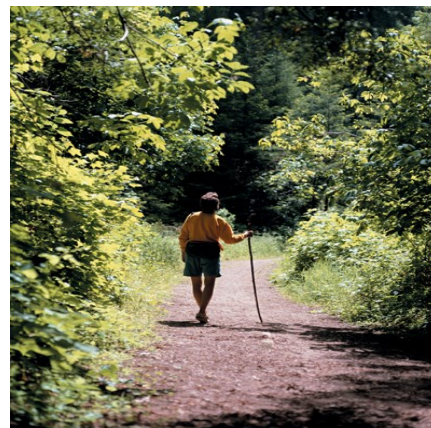


## A Word From The Walnut Ridge Wanderer

*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.)*

### Bubbles, Balls, Blankets, Bicycles and a Lemonade Stand

Okay, let's agree that this has been a weird winter. Those poles marking curbs and hydrants that were put up in anticipation of several mega-dumps of snow and the army of snow plows look pretty silly right about now. The good news is we didn't get snowed in. The bad news is we didn't get snowed in! The lack of snow is going to make our grass extra thirsty this summer. It's pretty hard to deny climate change anymore.



Okay, so why the title of this story? It's simple. I looked outside on an unusually warm down and saw lots and lots of bubbles floating across the playground. Was it a party? Did everyone just decide to amuse the children in the same way on the same day? Who knows? Families were sitting on blankets and having fun. I went to get my camera and when I came back everyone was gone. Did I imagine it? I do know for sure that there are kids running with balloons, playing basketball, riding bikes and using skateboards. It's almost Spring.

Never pass up a chance to buy a lemonade from a child's lemonade stand. We have some very ambitious kids in the neighborhood who know how to earn some money. Good for them!

About those skateboarders! Please, wear protection while using skateboards! Your brain is like a fragile eye inside your bony skull. Shake it up too much and your life will never be the same.

End of Public Service Announcement. Enjoy the spring weather!

*Walnut Ridge Wanderer*

### WALNUT RIDGE REAL ESTATE

#### Active Listings:

1357 Almond - \$245,000



#### Recent Home Sales:

1368 Almond - \$200,000  
1335 Hazel Nut - \$199,990  
410 Peach - \$233,500  
1325 Hazel Nut - \$220,000  
1340 Tanook - \$279,000



Average Sale Price - \$226,498

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

## Word Search



### Things Found at Cape St. Claire Shopping Center

Broadneck Grill  
Whimsicality  
Grauls  
Ritas  
Velvet  
The Shop  
Apothecary

Blue Rooster  
Bellas Liquors  
River Bay  
Ace  
Vizzinis  
Artist Flat  
Dunkin Donuts

Subway  
TNT  
Cape Hair Scene  
Cape Barber Shop  
The Living Room  
Redbox  
Shoppers

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



### 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 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
<b>North County Towing</b> .....	410-573-1682
	or 410-674-4221
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
<b>Towing—North County Towing</b> .....	410-573-1682
	or 410-674-4221
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