



# Walnut Ridge

## Community Newsletter



Winter 2016



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 January 1st

### A Word from the President

#### Farewell 2016

As the first day of winter approaches and the last gasps of 2016 are finally within earshot, I think a note of thanks is worthy of mention to the residents of Walnut Ridge. The seemingly never ending 2016 Presidential Campaign is now a piece of American political and social history. The collective hope is that we can now move on to the business of striving to better not only the lives of our own citizens, but the lives, if possible, of those in need in other parts of the world. The residents of Walnut Ridge have shown throughout this process, a measured restraint and patience that have contributed to providing a peaceful and productive environment within the community. I have lived here for more than two decades and am proud to call this my home. Taking that a step further, is it not wonderful to live in a country that embodies the greatest example of democratic government the world has ever witnessed?

This year has presented two significant unforeseen expenses for the Walnut Ridge HOA. The "rain tax" that was levied on individual homeowners also applied to non-profit HOA's and their common property acreage. It was discovered that the invoices for the last three years were sent to incorrect addresses and were not forwarded to our property management company. The past due balance was discovered to be approximately \$25,000. The balance has now been paid in full. Additionally, correction of poor street drainage in specific areas of our roads made apparent the fact that nearly all our storm water inlets were in need of some level of repair. These repairs have been completed. On the Board's agenda for next year will be the research involved in the solicitation and award of contract for repaving all our privately owned roads. These include all but Walnut Ridge Drive, which is Anne Arundel County owned and maintained. Please take notice of the galvanized

(Continued on page 2)

*(President's Message Continued from page 1)*

steel sand barrels that have been installed on both sides of the inclined portion of Walnut Ridge Drive. They have been provided and will be maintained by the community. You may also notice the fiberglass, fluorescent colored snow "stakes" that mark locations of asphalt speed bumps and community plant beds. In the event that snow must be removed from your parking spaces, please refrain from placing it on those plantings.

In closing, it continues to be my pleasure to serve on the Board of Directors of Walnut Ridge. I do, however, want to remind all of you that the Board is always looking for new faces with new ideas to become involved in making our community a better place to live. Please volunteer!

Merry Christmas and a Happy New Year!

Happy Holidays!

Best regards,

Edward Rose – President,

Walnut Ridge Community Association



*Seasons Greetings*

*All of Us on the Walnut Ridge  
Board of Directors wish all of our  
neighbors and friends a  
Happy Holiday Season and best  
wishes for a New Year  
of prosperity and happiness.*

### **Walnut Ridge Community Association**

#### **Reconvened Annual Meeting**

Wednesday, January 18, 2017

Broadneck High School

6:30 pm

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

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

#### 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

### **News from the Board of Directors**

- Repairs to stormwater drains were completed in early November.
- At its November meeting, the 2017 budget was approved.
- Sand barrels have been placed on Walnut Ridge Drive.
- Snow removal contracts for the 2016-2017 season have been finalized.
- Monitoring of the condition of our private streets for repairs.
- Reviewed approximately 6+ A&E applications in the last quarter.



#### **Association Assessments are due on:**

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



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

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 or until approximately the year 2020. 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

**Spring Forward!**

Mark your calendars! Day-light Saving Time will begin at 2:00 a.m. on Sunday, March 12, 2017. Remember to set your clocks *ahead* one hour. Don't forget to change the batteries in your smoke detectors too!



**Snow, Snow, Snow !**

Winter is right around the corner and the chance for snow is fairly certain. Snow accumulating 3 inches or more on our private roads (Almond, Hazel Nut, Peach and Tanook) will be removed and salt applied to the roads by our contracted snow removal company. Anne Arundel County is responsible for removing snow on Walnut Ridge Drive, which is a County-owned road.



**Snow Stakes.** “Snow stakes” have been placed at the speed bumps and planting beds. These snow stakes have been installed to assist our **snow removal company** in determining where the curbs and speed bumps are located. **PARENTS: PLEASE TELL YOUR CHILDREN NOT TO PLAY WITH, DISTURB, DAMAGE OR REMOVE THESE SNOW STAKES!** It can be **very** expensive for our community to have to repair damage that the plow may inadvertently cause because these snow stakes have been vandalized or removed.

**Snow Shoveling.** Residents are reminded that snow removal on sidewalks in the front of their homes is the responsibility of the resident. Remember - when you shovel out your sidewalk and parking spaces, do not place the snow on the roads or empty parking spaces where it would be a hazard to or problem for others. If at all possible, place the snow in an open area where it will not be a problem for pedestrians or vehicular traffic. Be sure not to block mailboxes or fire hydrants.

**Effective January 1, 2017**

**Association Assessments will be \$182 per quarter. If you pay through your bank's bill pay or direct debit, be sure to adjust for this new amount accordingly.**

### Association Assessment Increase

The Board has approved the 2017 budget which incorporates an increase in assessments to \$182 per quarter beginning January 1, 2017 and will be reflected in your next coupon book. This increase is necessary in order to boost our reserve funds and to keep up with rising costs.

Reminder! If you pay your assessment by automatic debit or bill pay through your bank, be sure to update the amount.

The assessments that are paid by every homeowner in Walnut Ridge are used for the common area upkeep (grass cutting, tree trimming, liability insurance, street lighting, sidewalk repairs, etc.), association administrative services such as accounting services, legal fees, property management fees and other miscellaneous expenses.

As a reminder, **assessments are due** on the 1st day of each quarter and are considered late if received after the 15th of the month it is due. If you make your payment by check, please be sure that your payment is sent to Walnut Ridge Community Association, c/o ProCom 572, 211 E. Lombard Street, PMB/Box 134, Baltimore, MD 21202-6102.

Payment may also be made by direct debit or online by visiting ProCom's website at [www.procomgt.com](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.

### NO PARKING IN THE CUL-DE-SAC

"NO PARKING" signs are posted around the Walnut Ridge Road cul-de-sac. This No Parking regulation is regularly being violated. Vehicles parked in the cul-de-sac reduce or obstruct the turn-around area for some larger vehicles, including school buses, garbage trucks, snow plows and most importantly, emergency vehicles, such as fire trucks. Please be reminded that the "No Parking" regulation will be strictly enforced by Anne Arundel County Police. Those in violation could be ticketed and / or towed or both.



### Subscriptions to Walnut Ridge News.

Thought you signed up for Walnut Ridge News but never received any "news"? Our webmaster says that there are many folks who might think they have signed up, but actually have never completed the sign-up process or never responded to the webmaster's follow-up emails. If you are one of those folks who thought they were signed up, please send an email to [webmaster@walnutridgeonline.org](mailto:webmaster@walnutridgeonline.org) and mention that you may not have completed your subscription. Reminder: be sure to check your spam or junk folder and/or be sure that you unblock "**oneanddone.com**" and "**walnutridgeonline.org**" in your spam filter software.

### HOLIDAY TRASH AND RECYCLE PICK-UP SCHEDULE

**Week of Christmas Day:** trash collection will occur on WEDNESDAY, December 28th.

**Week of New Year's Day:** trash collection will occur on WEDNESDAY, January 4th



### 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.

**2017 Coupon Books for  
Quarterly Assessments  
have been mailed to all homeowners. If you haven't received  
your coupon book by  
December 26th, please  
contact ProCom**





*It was a beautiful Sunday in September to enjoy a cup of tea and learn about Tai Chi.*



For leaves, grass, brush and branches, you can use biodegradable paper yard waste bags or a re-usable container of your choice. **Do not** use plastic bags for yard waste **beginning January 3, 2017**. 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.

**2017 BOARD MEETING SCHEDULE**

January 18, 2017 (Reconvened Annual Meeting)  
 February 15, 2017  
 March 15, 2017  
 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!

**New Year's Resolutions**

Top New Year's Resolutions made in 2016.

- \* Enjoy Life to the Fullest (45.7%)
- \* Live healthier lifestyle (41.1%)
- \* Lose weight (39.6%)
- \* Spend more time with family and friends (33.2%)
- \* Save more and spend less (30.1%)
- \* Pay down debt (27.5%)

Will you be making a resolution for 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)

**WALNUT RIDGE REAL ESTATE****Active Listings:**

1368 Almond - \$199,900  
 410 Peach - \$233,500

Average List Price - \$216,700

**Recent Home Sales:**

1325 Hazel Nut - \$220,000  
 1335 Hazel Nut - \$222,000  
 1340 Tanook - \$279,000  
 1349 Hazel Nut - \$221,500  
 1372 Hazel Nut - \$240,000  
 1358 Hazel Nut - \$190,000

Average Sale Price - \$228,750



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



## Word Search

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

## Find these words associated with Broadneck

WHITEHALL	RITCHIE	BURLEY
JOUSTING	PODICKORY	WROXETER
WESTINGHOUSE	BRUINS	MAGOTHY
COUGARS	CATTAIL	CHESAPEAKE
TRAIL	BELVEDERE	LIBRARY
COLLEGE	ARNOLD	WINDSOR
GOSHEN	SEVERN	PENINSULA



## 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.** *AARP Income Tax Assistance for Seniors and Low-and-Middle Income Residents. Tuesdays February 7, through April 11, 2017 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*



**FAFSA Completion Nights.** *Wednesday, February 8 at 7 pm.* Complete the Free Application for Federal Student Aid (FAFSA) with a financial aid specialist from Anne Arundel Community College (AACC). Registration is required and begins two weeks prior to the program. Contact Broadneck Branch for more information. *Outside Sponsor: AACC Financial Aid Office.*



**Valentine's Day Cards, Crafts, Coloring and More!** *Drop-In Craft, Saturday, February 11 from 10 am to 4 pm.*

**Babies in Bloom.** *Mondays at 9:30 am (except January 16).* Babies from birth to 18 months (with caring adult) enjoy songs, action rhymes and playtime while building early learning skills.

**Toddler Time.** *Mondays at 10:30 am (except January 16).* Children ages 18-36 months (with caring adult) enjoy a variety of developmentally-appropriate stories, songs, rhymes and movement activities while building early literacy skills.

**Preschool Storytime.** *Tuesdays at 9:30 am and 10:30 am.* Children ages 3-5 (with caring adult) build the early literacy skills needed for school readiness through engaging books, songs and activities.



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

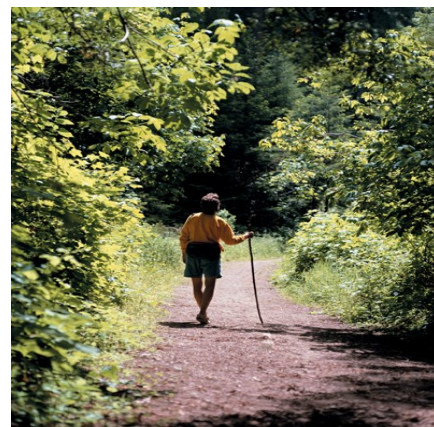
## A Word From The Walnut Ridge Wanderer

*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 Special Request From 2008*

Suddenly the trees are bare, the wind is blowing, the windshields are iced in the morning. It's time for the Wanderer to leave the streets and head for a warm spot at home.

Although we all like warm houses, keeping your home a little cooler will save you money. My tip for this winter is to disconnect appliances when not in use. Turn off the surge strips. I saved tons of money in the past few months.



I hope you will all find peace and happiness during this holiday season. Safe travel and safe return. Can we please omit the illegal and unsafe fireworks on New Year's Eve? Wooden homes are vulnerable!

*Walnut Ridge Wanderer*

### *Holiday Almond Cake*

#### **Ingredients:**

- 1/4 cup butter, softened
- 1 cup granulated sugar
- 2 large eggs
- 1 cup all-purpose flour
- 2 teaspoons almond extract

#### **Directions:**

- Preheat the oven to 350 degrees F.
- Grease and flour a 9 inch round pie plate and set aside. In a stand mixer, or in a large bowl with an electric mixer, cream together the butter and sugar

until light and fluffy. Add the eggs, one at a time, and beat well. Add the flour and the almond extract and beat well. Spread the batter in the prepared pie plate. Bake for 10 minutes, then lower the oven temperature to 300 degrees F and bake for another 30-35 minutes until the edges of the cake are golden brown. Let cool completely before slicing and removing the cake from the pan. Store in an airtight container for 3-5 days at room temperature or freeze for up to 3 months.





### 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

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.