



Walnut Ridge

Community Association



Winter 2018



Walnut Ridge Community Association

Bringing you Walnut Ridge News For Over 10 Years

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*Walnut Ridge Community
Association Board of Directors
wishes you and your family a
Happy and Safe Holiday Season*

Walnut Ridge Community Association Reconvened Annual Meeting

Wednesday, February 6, 2019

Broadneck Library

6:30 pm

All Walnut Ridge residents are encouraged to attend.

See proposed Agenda on page 2

Reminder to Homeowners!

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

Welcome New Homeowners!

The Board of Directors would like to welcome all the new homeowners to Walnut Ridge. We are happy that you have chosen Walnut Ridge for your new home. Be sure to check our website www.walnutridgeonline.org for valuable information about our Community Association, news, past newsletters, A&E guidelines, forms and more!



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

Homeowners may 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. 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

Association Assessments are due on:

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



Walnut Ridge Community Association
Reconvened Annual Meeting
Agenda

1. Call to Order
2. Verification of Quorum
3. Proof of Annual Notice of Meeting
4. Approval of Minutes
5. Report of Officers
6. Elections
7. New Business
8. Adjournment



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
 Secretary: *Vacant*
 Treasurer: Peter Giguere, CPA

Member at Large
 Gloria Petit-Clair

Property Management

Tamara James, Association Manager
 Professional Community Management, Inc.
 400 Serendipity Drive
 Millersville, MD 21108
 410-721-0777 Ext. 118
TJames@procomgt.com
www.procomgt.com

Walnut Ridge Reminders

Association Assessments

Next assessment is due January 1st.



Daylight Saving Time Begins March 10th

Remember to turn your clock *ahead* one hour on Sunday, March 10th



Snow's Coming! Do you know where your snow shovel is?



Change Furnace Filter

Be sure to replace your filter as recommended by the manufacturer so it will not become covered with dust and dirt and create a strain on your HVAC system.

Outdoor Holiday Decorations

When you begin your holiday decoration planning, please keep a few things in mind:



- * If you have a live tree, be sure to water it every day so that it does not dry out and become a fire hazard. Do not position your tree in front of a window as it will dry out faster.
- * Be considerate of your neighbors - be sure that your lights do not shine into your neighbors' homes.
- * Turn off your decorations when you go to bed at night (leave your porch light on for safety).
- * Do not dump your tree or wreath on the community common ground or in the woods.
- * Natural Christmas trees and wreaths are considered yard waste and will be collected curbside. They must be free from all lights, ornaments and tree bags. Tall trees should be cut in half in order to fit into the collection truck. As a reminder, do not use plastic bags for ANY yard waste as it will not be picked up.
- * Plan to remove your decorations no later than January 31st.

GOOD NEWS!



Did you know that visitors to the City of Annapolis can now reserve parking online at these Annapolis City garages - Noah Hillman, Gotts Court, and Knighton?

Visit annapolisparking.com, navigate to the garage of your choice, and select "Buy Daily Parking."

New Year's Annapolis

Family activities fill the day and music and dancing fill the night at this annual celebration welcoming the New Year. Kids' activities will take place with activities that include face painting, an obstacle course, moon bounces and live music. The festivities wraps up with on-site fireworks for the kids.



The second round of festivities includes live music and dancing at Susan Campbell Park at City Dock beginning at 8:00 p.m. and ending with midnight fireworks.

If you go:

When: December 31, 2018; 3 p.m. to 5:30 p.m. kid-friendly activities; 8:00 p.m. to midnight for all

<http://www.mainstreetmaryland.org/>

City of Annapolis - 410-280-0445

Board of Directors' Meeting

Highlights of some of the items discussed at the recent Board of Directors' meeting in November:

- **Budget:** President Edward Rose said that future improvements to our private roads will occur in 2019 and 2020. Treasurer, Peter Giguere commented that our finances are in good order. The budget for 2019 was approved by the Board.
- **Playground:** The Board will be considering bids for updating the playground. Look for work to begin in the spring.
- **Vandalism.** A homeowner on Almond reported that there was vandalism to her vehicle in September.
- **Home Inspections.** Homeowners in attendance raised their concerns about the recent home inspections.
- **Parking Violations.** If residents notice habitual parking violations, they are encouraged to report those violations to the Board.
- **Cat Branch Stream Restoration.** The project is ongoing by Anne Arundel County on lower Peach Court and Walnut Ridge Drive

Snow Removal

It's snowing, and you're wondering—when will our streets be plowed? Snow accumulating 3" or more on our private roads (Almond, Hazel Nut, Peach and Tanook) will be removed and salt applied to the roads (when necessary) by the Association's contracted snow removal company.



The County Public Works Department is responsible for removing snow on Walnut Ridge Drive, which is a County-owned road.

Snow removal on sidewalks in the front of homes is the responsibility of the homeowner and should be addressed as soon as possible.

GET REWARDED FOR RECYCLING YOUR OLD APPLIANCES!

BGE makes it easy to recycle your old appliances. BGE will pick up and haul away your old refrigerator or freezer for recycling, at no additional cost to you, and YOU get rewarded!



Sign up or call 866.898.1901 to schedule a pickup.

\$50 Reward — Receive a \$50 reward when you recycle an old, working refrigerator or freezer.

\$25 Reward — Receive a \$25 bonus if you also recycle a working room air conditioner or dehumidifier at the same time as your refrigerator or freezer.

Special Thanks

The Editor would like to thank the following Walnut Ridge friends who give of their time in order to bring you the Walnut Ridge Newsletter: Ed Rose, Joey Schneider and children, Jim Brady, and of course, "The Wanderer."

Thank you!



Walnut Ridge - A Great Place to Call Home!

Mistletoe!

Being kissed under the mistletoe has been a Christmas tradition for more than a thousand years. But mistletoe is not only associated with a gentle kiss, it has a lore all its own.



Viking lore describes the goddess of love, Frigga, who made each plant and animal promise not to kill her son Baldur. She forgot the mistletoe plant and Baldur was killed by a spear made from it. The white berries on the mistletoe are said to have been created from her tears.

When her son returned to life, Frigga proclaimed the mistletoe to be sacred. She kissed everyone who passed under it and decreed the plant should henceforth bring love. This is said to be the origin of kissing under the mistletoe.

So go ahead. Kiss under the mistletoe, have fun doing it, and give a nod to Frigga for starting a very enjoyable custom.

Holiday Safety for Your Pet

Poinsettia, Holly, and Mistletoe, Christmas cactus, and many types of lilies are poisonous to pets. Avoid having these plants in your house. Think about artificial plants instead.



Be sure your Christmas tree is securely anchored so it does not fall or tip over. If you have a live tree, be sure your pet does not drink the tree water, as it may contain chemical treatments or even fertilizer. Be sure your ornaments and lights are placed high on your tree so they are not accessible to your pet.

Since cats love to play with ribbon and tinsel, avoid using these decorations as they can be swallowed and can cause life-threatening intestinal obstruction that might require major surgery.

Try to keep your pet on their regular diet during the holidays. Avoid giving them food from the table that might cause an upset stomach. Never give your pet turkey and/or chicken bones, as these bones can splinter and cause intestinal blockages and perforations.

Snow Stuff—Etiquette and Reminders

When it snows...



- * You are responsible for shoveling your stoop/porch, walkway and sidewalk in front of your home as well as your numbered parking space.
- * Shoveling snow from along curbs where parking is allowed doesn't mean you staked a claim for that area. Common courtesy is if you didn't clear the space, don't park in it.
- * When shoveling your sidewalk and parking spaces, do not throw or place your shoveled snow around the mailboxes. The mail carrier must be able to get to the mailboxes, otherwise, mail will not get delivered.
- * Please do not place large amounts of snow in the street, unless active plowing is taking place.
- * Keep your snow to yourself. Don't toss the snow into your neighbor's parking space or walkway, even if it means you have to carry the shovel of snow a couple of extra feet.
- * Do not play on, disturb, damage or remove the marker poles located at the entrances to our roads. These poles are there to assist our **snow removal company** in determining where the curbs and speed humps are located.
- * Clean off your car – including your lights, license plates and roof before hitting the highway. Not only is it a nuisance to other drivers when your snow blows off the car, but icy chunks hitting someone's windshield can be dangerous and cause accidents and the snow blowing from a vehicle roof can be blinding to the vehicles behind you. Also, be sure to check your windshield washer fluid and gas tank levels.
- * Think of your older neighbors. If shoveling their sidewalk or parking space is too much, take care of the shoveling for them. They will be most grateful.

Christmas and New Year Holiday Trash and Recycle Pick Up Schedule

Christmas week:

Pick up will be Wednesday, December 26th (**not** on Christmas Day, Tuesday, December 25th)



New Year's week:

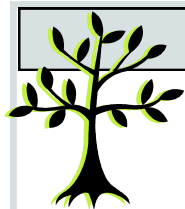
Pick up will be Wednesday, January 2nd (**not** on New Year's Day, Tuesday, January 1st)



Words Associated with the Holidays

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

Noel	Nutcracker	Menorah
Advent	Poinsettia	Yule
Eggnog	Latkes	Myrrh
Gingerbread	Wreath	Santa
Jolly	Stocking	Mistletoe
Manger	Kwanzaa	Kinara
Tidings	Grinch	Holly
Nativity	Tinsel	Hanukkah



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 manager Tamara James at TJames@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.

A Parking Thank You

Thank you to all of our residents who continue to park on our streets in accordance with our Parking Space Guidelines.

Board of Directors

The affairs of the Association are managed by a Board of Directors consisting of at least three but not more than seven elected positions. In addition to the positions of President, Vice President, Treasurer and Secretary, three Directors are designated as Members at Large. The term for all offices is one year.





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.

Money Management:



Investing Basics. *Thursday, January 17 at 6:30 pm.* Learn the seven basic investment strategies, how to select an investment advisor and how to approach investing with tools you can use.

Social Security and You. *Tuesday, February 12 at 6:30 pm.* Discover how Social Security works and options available for claiming benefits.

Female Empowerment and Introduction to Self-Defense. *Thursday, January 3 at 6:30 pm.* Learn ways to keep yourself safe. **For adults and teens.**

Income Tax Assistance. *Tuesdays, February 5 through April 16 from 1 to 3 pm.* Volunteers will be available at the library to answer tax questions and assist with tax form preparation. The service requires no registration at the Broadneck branch and is available on a first-come, first-served basis. Self-service electronic filing is available using the library computers. *Sponsored by AARP*



Hedgehog Day Celebration. *Saturday, February 2 at 10 am.* Come meet and learn about African Pygmy pet hedgehogs.

Inspiring Stories of African American Women in AA County. *Wednesday, February 27 at 6:30 pm.* A panel will showcase the positive impact African American women have had on our community with accounts of their journeys. **For teens through adults.**

Digital Forensics. *Wednesday, January 23 at 7 pm.* Discover more about forensics and digital forensics from Ray Bosse of Anne Arundel Community College.



Marble Roller Coasters. *Saturday, January 26 at 10 am.* Explore engineering and physics by building a marble roller coaster. **For elementary school children.**

Genealogy for Beginners. *Tuesday, January 29 at 6:30 pm.* Learn about techniques to find your ancestors and discover what the library has to offer. Bring a USB drive. *Sponsor: Margaret M. McMahan, Teaching and Training Co., LLC.*

Ways to Pay for College. *Thursday, January 24 at 6:30 pm.* Learn a step-by-step process on how to pay for college and set yourself up for financial success! *Sponsor: Anne Arundel Community College.*

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

UPCOMING BOARD MEETINGS

Wednesday, February 6, 2019 (Reconvened Annual Meeting)

Wednesday, April 3, 2019

Wednesday, June 19, 2019

Board meetings are now held at the Broadneck Community Library, 1275 Green Holly Drive 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 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.)

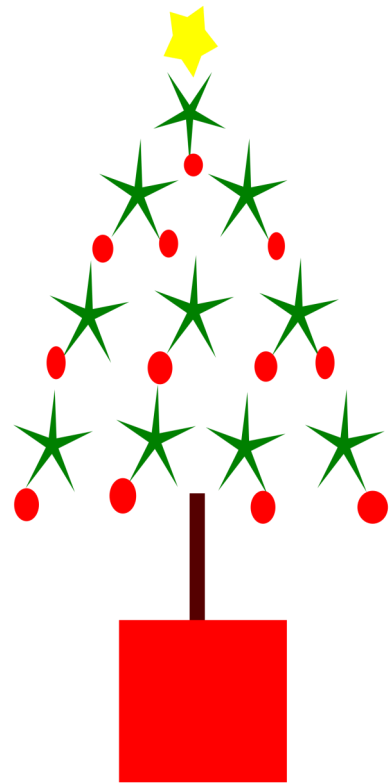
I have to admit that I always get stressed,
With so much to do and with little rest,
Preparing for holidays at the end of the year,
Not getting it all done is my greatest fear.

Already the houses are prepped for December
Where are my decorations? I wish I could remember.
A wreath here and a bell there,
A string of lights for the house to wear.

Each night more houses are decorated
Some of them even looking coordinated.
Multicolored or some plain white.
There really isn't a wrong or a right.

Different holiday beliefs and family traditions
Christmas carols, or the latest pop tunes renditions
Singing because we're happy to remember.
The special holidays in the month of December.

Although the darkness of January is ahead
With the weeks of wind and cold that I dread.
Snow, sleet and freezing rain will bring
New life waiting under the soil for spring.



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 Aging.....	410-222-4464
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
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
Top Notch Towing	410-224-4808
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