



Walnut Ridge

Community Newsletter



Winter 2019



Walnut Ridge Community Association
Bringing you Walnut Ridge News For Over 10 Years

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Reminder to Homeowners!

Your next quarterly association assessment payment is due January 1st

A Final Word From the President-2019

Greetings to all! Our Annual Meeting on November 14th took place with the required quorum and we welcome the new membership of Janice Hariadi and Kelly Miller to the Board of Directors. This was a busy year for the Board, with a number of projects worthy of note. The milling and paving of our privately owned and maintained roadways was an ambitious undertaking and could not have been accomplished without the cooperation and patience of our residents. Repaving of Walnut Ridge Drive will hopefully be done by the DPW of AACo next year. The dead and dying Photinia trees on the East side of the Tot Lot have been removed, providing a much improved appearance for that area. The restoration of the Cat Branch Stream has been largely completed through funding and management by AACo. Annual 3rd party inspections have been performed along with non-compliance letters sent.

Future Board initiatives for the coming year include much needed maintenance/improvement to our community Tot Lot. BGE has been approached with an upgrade request for our Private Area Lighting (PAL) light poles. Increased attention will focused on our community plantings and tree replacement, as well.

On behalf of the Board of Directors, I would like to thank all of you for your continued patience and understanding while dealing with any perceived inconveniences you may have suffered through this last year. At the same time, I find it worth noting that there are a few

(Continued on page 2)

(A Final Word from the President continued from page 1)

residents that seem to ignore some very basic “rules of the road” in Walnut Ridge. Specifically, there are four issues that immediately come to mind:

1. Disposing of your pet’s waste properly and in containers placed throughout the community is **EXTREMELY IMPORTANT!** Please!

2. If your residence includes more than two vehicles, those additional vehicles must not be parked on our private roads. We simply do not have the parking spaces to accommodate them. Those residents that continue to ignore this policy guideline will certainly be towed to an impoundment lot. Please cease this practice.

3. Please place your garbage and recycling containers out for collection no earlier than the evening before scheduled pickup. Please remove the emptied containers immediately following (as in same day) of pickup. Please, Please, Please do not leave garbage out for pickup in anything other than a covered garbage can. No Plastic Bags! And finally, please store your containers behind your home, on your property, and not on the common grounds of the community.

4. Any intended alteration to the exterior of your home must be preceded by an ACC Request directed to the Professional Community Management, Inc. and approved by the Association’s Board of Directors.

All of us holding positions on your Board of Directors warmly wish you Happy Holidays and a very Happy and Prosperous New Year!

Sincerely,

Edward Rose, President,
Walnut Ridge Community Association

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: Gloria Petit-Clair

Treasurer: Peter Giguere, CPA

Members at Large

Rich Dugan, Janice Hariadi, Kelly Miller

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

What is this guy doing?
See page 6 for details.



NEWS FROM THE BOARD

- At the Annual Meeting on held on Thursday, November 14, 2019 at Broadneck Library, all Board members were re-elected to another term. Janice Hariadi and Kelly Miller were elected as Members at Large.
- Budget: The Board voted to approve the 2020 Budget. The 2020 Budget provides for a 5% increase in assessments to \$191 per quarter.
- The Board received and reviewed approximately 10 A&E requests since the Fall 2019 newsletter publication.
- Re-Inspections for exterior properties were conducted in the month of November by CIS. Homes continuing in non-compliance as initially cited will receive a second notice.
- The Board is reviewing 3 proposals for playground repairs/enhancements and the repairs are planned to take place in the spring.
- Snow removal contract was renewed with Level Green Landscaping.
- After the road improvements were made this summer, an updated reserve study is being considered.

Association Assessment Increase

Homeowners' Association assessments will increase to \$191 per quarter beginning January 1, 2020 and will be reflected in your 2020 coupon book. Assessments have not been increased since January 2017. The new assessment amount of \$191 per quarter is roughly a 5% increase from the current assessment. This increase is necessary in order to boost our reserve funds and to keep up with rising costs.

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 accountant services, legal fees, property management fees and other miscellaneous expenses.

As a reminder, **assessments are due** on the 1st day of each quarter (January 1st, April 1st, July 1st and October 1st and are considered late if received after the 15th of the month it is due. If payment is made by check or automatic bill pay, please be sure that your payment is adjusted to new the 2020 assessment amount. If paying by check, make check payable to "Walnut Ridge Community Association" and send to:

Walnut Ridge Community Association
c/o ProCom 0572
PMB/Box #134, 211 E. Lombard Street
Baltimore, MD 21202-6102

To make payment by ACH debit, go to ProCom's website at www.procomgt.com and click on "Proposals and Requests" to download a direct debit form. Fill out and return to ProCom with a voided check.

To pay online by e-check or credit card payment, visit <https://hoabankservices.com>.

If you have any questions regarding association assessments, please contact ProCom at 4101-721-0777 or email our association manager, Tamara James at TJames@procomgt.com.

****About Front Foot Assessment Invoices****

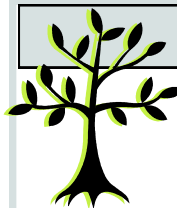
Some homeowners whose front foot benefit assessment is not yet paid off, will be receiving (or have already received) their front foot benefit assessment bill from either J & W Utilities or Old Line Utility, LLC. These assessments, which are paid for 33 years in accordance with a Deed and Agreement made between Arundel Union Enterprises (the developer) and either Old Line Utility LLC (successor to CLT Utilities) or J&W Utilities, Inc., are to pay back the developer for the costs incurred by the developer (not the Association) for the installation of water and sewer lines in our community. For some properties, this assessment may be already paid off. Be reminded that, you, as the homeowner, are responsible for this yearly invoice until the expiration of 33 years in accordance with the Deed and Agreement. Note, this is not a bill for quarterly water usage nor is it part of your quarterly assessments paid to Walnut Ridge Community Association, Inc.

If you have any questions regarding your front foot benefit assessment, for properties on Hazel Nut, Almond, Tanook contact **J&W Utilities, Inc. , 3027 Bennett Point Road, Queenstown, MD 21658, (410-827-8516)**, jwutilities@gmail.com or for properties on Peach Court contact **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

Reminder!



Contact Us

If you have a request, an idea or an issue you would like to bring before the Board, please 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.

City of Annapolis New Year's Eve Celebration - December 31, 2019

When: Tuesday, December 31st, 2019, 3:00 p.m. to 5:15 p.m. kid-friendly activities; 8:00 p.m. to midnight for all

Where: Weems Whelan Fields behind Maryland Hall, 801 Chase Street, Annapolis and Susan Campbell Park, City Dock, Annapolis. **Admission:** Free



Family activities fill the day and music and dancing fills the night at this annual celebration welcoming the New Year. For the second year, kids' activities will take place on Weems Whelan fields behind Maryland Hall and Bates Middle School. Participants are invited to park at Park Place garage and take City of Annapolis-provided shuttles to and from the new location. Activities will include face painting, an obstacle course, moon bounces and music performed by kids' rock bands. The first round of festivities wraps up with on-site fireworks at approximately 5:30 p.m. Then, it's off to area restaurants for dinner with 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. Call 410-280-0445 for more information.

Name that

Christmas Carol

1. Righteous Darkness
2. Monarchial Triad
3. Nocturnal Noiselessness
4. Array the Corridor
5. Far Off in a Feeder
6. Delight for this Planet
7. Loyal Followers Advance
8. Give Attention to the Melodious Celestial Beings
9. The Dozen Festive 24 Hour Intervals
10. Arrival Time 2400 hrs.-Weather Cloudless

Answers: 1. O Holy Night 2. We Three Kings
 3. Silent Night 4. Deck the Halls 5. Away in a Manger
 6. Joy to the World 7. O Come, All Ye Faithful
 8. Hark! The Angels Sing 9. The Twelve Days of Christmas
 10. It Came Upon a Midnight Clear.



Happy
Holidays!

Find Words Associated with Santa

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

Reindeer	Cupid	Sleigh
Dancer	Elves	Jolly
Fireplace	Stocking	Comet
Rudolph	Chimney	Vixen
Dasher	Red	Red
Toys	Prancer	Donner
Roof	Cookies	Belly
Workshop	Milk	Beard

This messy feast could easily have been avoided! Do not place your trash out in plastic bags! You will likely have to go out later and clean it up (we hope that you would not expect your neighbors to clean it up for you). Residents: place your trash out in an appropriate waste container!



Suggested waste containers (also known as trash cans, trash barrels, garbage cans, refuse bins, just to name a few) should be made of metal or plastic and have a snug fitting a lid.

And as a reminder - Trash and recycling containers should only be placed in the parking lot in front of your home and not in front of another's home - nor in any common area nor at the mailbox stations.



UPCOMING BOARD MEETINGS

Wednesday, February 12, 2020

Wednesday, April 22, 2020

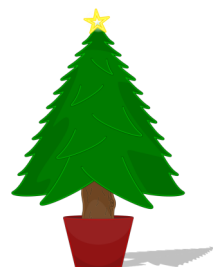
Broadneck Library, 1275 Green Holly Drive
6:30 pm

Note: If you plan to attend a meeting, please call ProCom (410-721-0777) to confirm meeting date, time and location, as sometimes these details may change.

**Effective January 1, 2020
Association Assessments will be
\$191 per quarter. If you pay
through your bank's bill pay or
direct debit,
be sure to adjust for this new
amount accordingly.**

Tips for Recycling Your NATURAL Christmas Tree
from the Anne Arundel County Department of Public Works

- * Natural garland, wreaths, and Christmas trees are yard waste. They are chipped into mulch, a valuable soil covering.
- * Please remove tree stand, bags, metal ornament hangers, and all decorations. Cut very tall trees in half so that the tree will fit into the contractor's truck.
- * Natural garland, wreaths, and Christmas trees will be collected on your collection day.
- * Yard waste is collected at the curb on your collection day all year round.
- * Put your natural garland, wreaths, and Christmas trees at the curb before 6:00 AM on your collection day or bring your items to any one of Anne Arundel County Recycling Centers.



Snow Removal

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 (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.

Reminder About Fireworks

As a reminder, the discharging of most fireworks are not allowed in Walnut Ridge.



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 spaces.
- * 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



Special Thanks from the Editor

Thanks to 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!!



**SCOOP THE POOP
EVEN WHEN YOU
THINK NO ONE IS
LOOKING!**

Walnut Ridge Reminders

Association Assessments

Next assessment is due January 1st.



Sunday, March 8th



Do you know where your snow shovel is?



Trash and Recycle

Trash and recycle out no earlier than 6pm on Monday; cans and bins removed no later than Tuesday evening.



Broadneck Community Library Happenings!

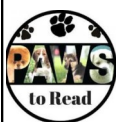
Broadneck Branch - 1275 Green Holly Road, Annapolis, Maryland 21409 (410.222.1905) **Hours:** Monday through Thursday: 9 am to 9 pm, Friday and Saturday: 9 am to 5 pm.



Introduction to Raspberry Pi. *Saturday, January 11 at 10 am.* Raspberry Pi is a great way to explore how computers work and interface with the world around us. Try your hand at some programming and building a few fun projects with the Raspberry Pi computer! **For tweens and teens.**

Stepping On: Building Confidence and Reducing Falls. *Thursdays, January 9 through February 20 at 1:30 pm.* This seven-week workshop offers seniors information, strategies and physical exercise to reduce falls and increase self-confidence. Register by calling 410-222-4366 or online at www.aacounty.org/aging. *Sponsored by The Anne Arundel County Department of Aging and Disabilities.*

Tax Assistance. *Tuesdays, February 4 through April 14, 2020 at 1 pm.* Volunteers will be available at the library to answer questions and assist with tax form preparation. There will be a sign-up sheet available at 11 am each Tuesday of tax assistance. This service is available on a first-come, first-served basis. Self-service electronic filing using the library computers. *Sponsored by AARP*



Paws to Read. *Saturdays, January 4 and February 15 from 1 to 3 pm.* Children in elementary school improve reading skills with the rapt attention of canine tutors. *Sponsored by: Therapy Dogs International, Pets on Wheels and Caring Canines.*

Living Well with Hypertension. *Tuesday, February 11 at 5 pm.* Have you been diagnosed with hypertension? Attend this workshop to learn hypertension management strategies. Registration is required by calling the Department of Aging and Disabilities at 410-222-0268 or online at www.aacounty.org/aging. *Sponsored by The Anne Arundel County Department of Aging and Disabilities.*

Storytime at the Library:

- * **Sensory Storytime.** *Saturday, January 25 at 10 am.* Designed for children, ages 3 to 7, with autism spectrum disorders, sensory integration issues or other developmental disabilities.
- * **Babies in Bloom.** *Mondays at 9:30 am.* For babies from birth to 18 months.
- * **Toddler Time.** *Mondays at 10:30 am.* For children 18-36 months.
- * **Preschool Storytime.** *Tuesdays at 9:30 and 10:30 am.* For children ages 3 to 5 years.



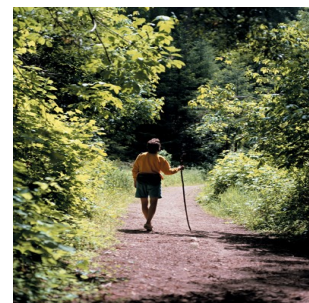
Visit <http://www.aacpl.net> or call call the Broadneck Branch at 410-222-1905 for lots more exciting events.

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.)

Did I start out on my daily afternoon walk later than usual?
Or was I walking slower or is the sun setting earlier?
Probably a little of everything.

In any case, as I rounded the corner at College Parkway and
turned to go home,
The sun was setting and it was definitely getting dark,
Forcing me to step up the pace to avoid total darkness.



Gradually adjusting to the darkening sky until I got
to Walnut Ridge Drive.
Realizing that I had to climb the steep and twisting leaf-covered sidewalk,
Definitely challenging for The Wanderer.

But, then as I started the ascent, I saw the most wonderful and helpful sight.
The house at the corner of Almond and Walnut Ridge displayed
A large, beautiful and well-lit holiday scene.

Santa, reindeer, candy canes, snowmen and candles lit my way,
Lifting my spirits and distracting me from my huffing and puffing
Welcoming me home.

Pausing at the top of the hill, looking toward Hazel Nut Court
Catching sight of a corner house with more trimmings.
Continuing on, seeing the decorated backyards of Almond Drive.

In between were houses with smaller decorations,
Radiating the holiday spirit and lighting my way.
Home safely at last and turning on my own lights to help others.

The next time my walk will take me into the other streets.
Thank you for this beauty that greets us every night as we enter the community.
Enjoy your holidays.

Walnut Ridge Wanderer

Walnut Ridge - A Great Place to Call Home!

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