



Walnut Ridge

Community Newsletter

Fourth Edition — Winter 2008

Walnut Ridge Community Association

Newsletters are also available online at www.walnutridgeonline.org

A Word From The President

2008 is nearly behind us. For many, this fact may bring a feeling of relief. For most I hope that feeling is accompanied by an outlook of hope and optimism. Please remember that the more we are bombarded with dismal financial and economic news, the further we have come on the journey leading to recovery. In spite of this past year's unprecedented events, historically, records indicate a period of twelve to fourteen months has been the average duration of recessionary periods in our economy. With the recently revealed notation that our current recession began in early December of '07 and a new administration at the helm, recovery and more prosperous times might be realized within the next few months.

I would like to take this time to acknowledge and thank the personally dedicated and professional services of John Sheehy, David Bader, and Tanya Hutton of D.H. Bader Property Management. As most of you are aware, Walnut Ridge has availed itself of the services of the Bader group since April of '07. I think all would agree that the selection of this particular management group was one of the best decisions the Board of Directors has made in many years. The efficiency and improvement in the management process, as well as the overall improvement to the community as a whole has been a direct result of the efforts of our property management company.

As we turn the final pages on the month of December, I would like to wish everyone the happiest of holidays and a prosperous New Year. Your Board of Directors will continue to serve you and the community's interests to the best of our ability throughout the coming year.

kindest Regards,
Ed Rose, President
Walnut Ridge Community Association

Board of Directors' Meetings

Board meetings are usually held on the third Thursday of the month beginning at 6:30 pm. **Homeowners** are welcome to attend the public portion of the monthly Board Meetings to share suggestions and concerns. If you plan to attend a meeting, please call D.H. Bader Management Services (301-953-1955) to verify meeting dates, times and locations.

Illegal Dumping

Did you know that the dumping of materials in the community's common areas or wooded areas (other than leaves or grass clippings) is prohibited by County law? If you notice anyone dumping trash (including, but not limited to: appliances, building materials, paint or oil cans, or kitty litter), please immediately notify the Anne Arundel County Police at 410-222-8050. If possible, be prepared to provide the Police with a description of the person or vehicle type and tag number. Remember, residents needing to have bulk items removed should call 410-222-6104.

Mailbox Posts

While it is generally acceptable to post notices on our mailboxes for such things as yard sales, missing pets, items for sale, etc., please be sure to **remove** these signs once the date has passed for your event or the information is stale. This also applies to signs on posts pushed into the ground or taped to community road signs.



Suspicious Activities?

In these challenging times, crime has a tendency to increase. We must continue our vigilant efforts to report any unusual or suspicious activities in our community. If you notice any activities which are odd or out of the ordinary, please trust your instincts and call 9-1-1. Someone will be very happy that you did!

Recycling Newsflash!

More Items Can Now Be Recycled!

The Anne Arundel County Recycling Division is making it even easier to recycle 50% of your trash! You can now add the following items to your recycling container:

- ◇ Plastic bags & shrink wrap (secure in plastic bag)
- ◇ Plastic cups, plates, utensils
- ◇ Plastic buckets
- ◇ Storage totes
- ◇ Plastic flower pots
- ◇ Plastic furniture
- ◇ Trash cans & old recycling containers
- ◇ Plastic toys, pools & plays sets
- ◇ Aluminum foil & pans
- ◇ Milk & juice cartons/boxes



Are you recycling all of your Paper, Plastic, Metal, and Glass? Are you recycling the shampoo containers in the bathrooms? How about all your junk mail, newspapers, inserts, magazines and catalogs? Did you know that the Anne Arundel County Recycling Division accepts all types and sizes of cardboard boxes?

Remember, you can put all your recycling in the same container and there is no limit to the amount of recycling you put out every week! For more information on Recycling, please visit <http://www.recyclemoreoften.com>

Reminder: Only parallel parking is allowed in the Walnut Ridge Drive Cul-De-Sac.

It's On Our To-Do List!

Improvements to the common areas with plantings and tree replacement are still on the Board's To-Do List. We have lost many of our trees due to environmental conditions and age. In light of the current economic situation, we are hoping to be able to continue the improvements we began last spring.

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 immediately.

PREPARE FOR THE NEXT EMERGENCY

- ◆ Radio (Hand-cranked or + extra batteries)
- ◆ Flashlight + extra batteries
- ◆ 3 gallons of water per person for 3 days
- ◆ 3 day supply of non-perishable food
- ◆ Can Opener, First Aid Kit
- ◆ Whistle to signal for help
- ◆ Dust Mask, Plastic Sheeting, Duct Tape
- ◆ Moist Towelettes, Tool kit, Local Maps

more info at: www.ready.gov

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: Anita Ramundo

Secretary: Gloria Petit Clair

Members at Large

Michelle Henderson

Paul Losh

Bryan Moores

Community Coordinator

Ziggi Nickel

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

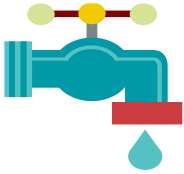
www.DHBbader.com

New Year's Eve and Fireworks



The discharging of most Fireworks are not allowed in our Community nor are they allowed in the State of Maryland without a permit.

Police will be notified if any of the above illegal behavior is observed.



Water Saving Tips

Save water and money by using these water saving tips:

- Check your toilet for leaks. Put a few drops of food coloring in the tank, if the color seeps into the bowl without flushing, you have a leak. Be sure to get the leak repaired immediately. Toilet leaks can waste hundreds of gallons of water a day.
- Don't use the toilet as a wastebasket. Each flush uses up to 7 gallons.
- Limit your shower time. Showers typically use 5-10 gallons a minute.
- When brushing your teeth or shaving, turn the faucet off.
- Install water saving showerheads and flow restrictors on your faucets. They are readily available at a local hardware store.
- Place a partially filled plastic bottle in the tank of your toilet to cut down on the amount of water used each time you flush.
- Check all pipes and faucets for leaks.
- Only run your dishwasher and washing machine when they are full.
- Keep a pitcher of cold water in the refrigerator for drinking instead of running the faucet until it gets cold.
- Sweep your porch and sidewalk instead of using the hose.

WIPERS ON—LIGHTS ON

Did you know that Maryland law **requires** drivers to turn on headlights whenever windshield wipers are in use?
(MD Code, Transportation, § 22-201.2)

Annual Meeting Reminder

Save The Date!!

The Annual Meeting of the Association will be held on Thursday, February 19, 2009 at Broadneck High School beginning at 6:30 pm. The purpose of this meeting is to elect seven (7) homeowners to serve on the Board of Directors. Serving on the Board requires a firm commitment to attend monthly meetings and participation in Board related projects. Homeowners with the time and interest to serve should seriously consider running for a position on the Board. Nominations will be accepted from the floor on the evening of the meeting. Whether or not you are interested in serving as a Board member, your attendance at the meeting is important so that the quorum requirement can be met and an official meeting can be held.

Carbon Monoxide Warning

Recently, an entire family in Colorado was asphyxiated by carbon monoxide poisoning. Carbon monoxide is odorless and colorless and can occur from malfunctioning fireplaces, wood stoves and appliances that use an open flame or heating element that may use up the oxygen in your home. Make sure all items mentioned above are in top working condition for the winter.

Recycling Christmas Trees and Wreaths

Christmas Trees and Wreaths will be collected for recycling on Tuesdays. Christmas Trees must be free of all ornaments, lights and tree bags. Only natural trees will be collected and trees over 4 feet tall must be cut in half.

Association Assessments

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 payment is made by check or automatic bill pay, please be sure that your payment is sent to Payment Processing Center, c/o Walnut Ridge HOA, PO Box 105007, Atlanta, GA 30348-5007. Payment may also be made by direct debit or online by visiting www.dhbader.com and clicking on Payments.

Your Association Assessments pay for:

- ◆ Common Area Maintenance
- ◆ Snow Removal
- ◆ Landscaping and upkeep of common areas
- ◆ Maintenance of parking areas and private streets
- ◆ Replacement reserve fund
- ◆ Accounting and Audits
- ◆ Taxes
- ◆ Legal Fees
- ◆ Management Services

Important!!

J & W Utilities & CLT Utilities

DO NOT IGNORE THESE BILLS!!

Some homeowners will be receiving (or have already received) a bill from either J & W Utilities or from CLT Utilities. These bills, also known as "front foot assessments" or "front foot benefit fees" represent 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 bill until the expiration of 30 years from the completion of the community or until approximately the year 2020.

Contact information for each of these companies is listed below:

J&W Utilities, Inc.
3027 Bennett Point Road
Queenstown, MD 21658
410-827-8516

CLT Utilities, Inc
1516 Jabez Run
Millersville, MD 21108
410-697-2026

WALNUT RIDGE REAL ESTATE

Active Listings:

1334 Hazel Nut Court
1358 Almond Drive
1344 Tanook Court



Recent Home Sales:

1363 Almond Drive - \$245,000
1356 Hazel Nut Court - \$240,000
1380 Hazel Nut Court - \$265,000
1388 Almond Drive - \$235,000

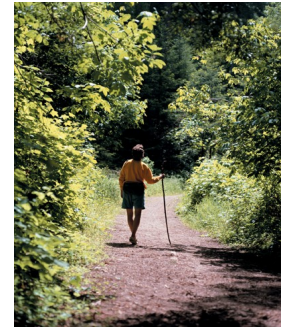


Statistics courtesy of : Ziggi Nickel, Champion Realty 410-974-4200

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.)

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 Walnut Pound Cake

| | |
|------------------------|--------------------------------|
| 2 sticks butter | 3 c. cake flour OR plain flour |
| 1/2 c. shortening | 1/2 c. milk |
| 3 c. sugar | 1 tbsp. vanilla flavoring |
| 5 eggs | 1 tbsp. black walnut flavoring |
| 1 c. sour cream | 1 c. black walnuts, chopped |
| 1/2 tsp. baking powder | |

Cream butter and shortening. Add sugar and cream together. Add eggs one at a time, beating well after each. Add sour cream and mix together. Add baking powder to flour, alternate flour mixture with the milk. Add flavorings and mix well. By hand, mix in chopped black walnuts. Pour into a greased and floured 10 inch tube pan. Bake at 325 degrees for 1 hour; turn down oven to 300 degrees for 30 minutes more.

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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, Laura Richardson, at editor@walnutridgeonline.org. The Editor reserves the right to print and/or edit all text.

IMPORTANT NUMBERS

| | |
|---|----------------------|
| AA County—Main Number | 410-222-7000 |
| AA County Fire —Emergency Calls | 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 | 410-222-8900 |
| Annapolis City Police | 410-268-9000 |
| Anne Arundel Medical Center | 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. | 410-697-2026 |
| 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 | 410-760-3332 |
| 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 | 410-760-3332 |
| Trash Pickup Problems | 410-222-6104 |
| Water and Sewer Bills | 410-222-1144 |
| Water & Sewer Emergencies (no water) | 410-222-8400 |