



Walnut Ridge

Community Newsletter



Fall 2017



Walnut Ridge Community Association

Celebrating over 10 Years of bringing you Walnut Ridge News!

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Reminder to Homeowners!

Your next quarterly association assessment payment is due October 1st

Walnut Ridge Community Association Budget / Annual Meeting

Wednesday, November 15, 2017, 6:30 pm
Broadneck High School

All Walnut Ridge residents are encouraged to attend.

See Tentative Agenda on page 2

It's Back To School Time! (and a great time for recycling)

The lazy hazy days of summer have now moved on to the cool crisp days of autumn and it's back to school time. Anne Arundel County Schools have reopened for the 2017-2018 school year. Now is a good time to once again think about recycling. Remember the three R's - Reduce, Reuse and Recycle.



Look for school supplies made from recycled products. Did you know that there are backpacks made from juice pouches, pencils made from recycled denim or newsprint, and notebooks, folders and binder paper made from recycled paper products?

Packing school lunches? Use reusable bags or boxes. Remind your children that many of the containers in their lunch boxes, including canned fruit containers, pudding tubs or juice cartons can be recycled. Buying lunch? Teach your children to take only what they need. Too often napkins, condiment packages like ketchup or mustard go to waste.

**Walnut Ridge Community
Association Budget / Annual Meeting
Tentative Agenda**

Budget Meeting

1. 6:30 PM - Call to Order
2. 2018 Budget Presentation
3. Homeowner Forum / Questions
4. Executive Session
5. Board Motion / Board vote / Board Approval of 2018 Budget
6. Unfinished Business
7. Adjournment

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

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: Joey Schneider

Treasurer: Peter Giguere

Members at Large

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

www.procomgt.com

Attention Walnut Ridge Landlords

Landlord owners are obligated to provide their tenants with a written Lease or Rental Agreement which, among other things, indicates that the tenant must conform to the Covenants, Bylaws, and other documents of the Association. Landlords are also responsible to the Association for the actions of their tenants, since the tenants, just like owners, must also comply with the Covenants, Bylaws, etc. Landlords are responsible for maintenance or covenant violations committed by their tenants.

Landlords must--

- Notify the Association's management agent, ProCom (in writing) of the lease or rental period, names of the tenants, make and model of tenant vehicle(s) and contact telephone numbers.
- Inform the management agent of your mailing address while your home is being leased/rented so that Association correspondence may go directly to you. This is a requirement of Maryland law.

Landlords, please emphasize to your tenant the importance of abiding by the Association's Covenants, Architectural & Environmental Standards and the Parking Space Guidelines and provide copies to them. By doing so, it may avoid any misunderstandings, hard feelings and possible legal action when Management and/or the Board of Directors points out a non-conformance.

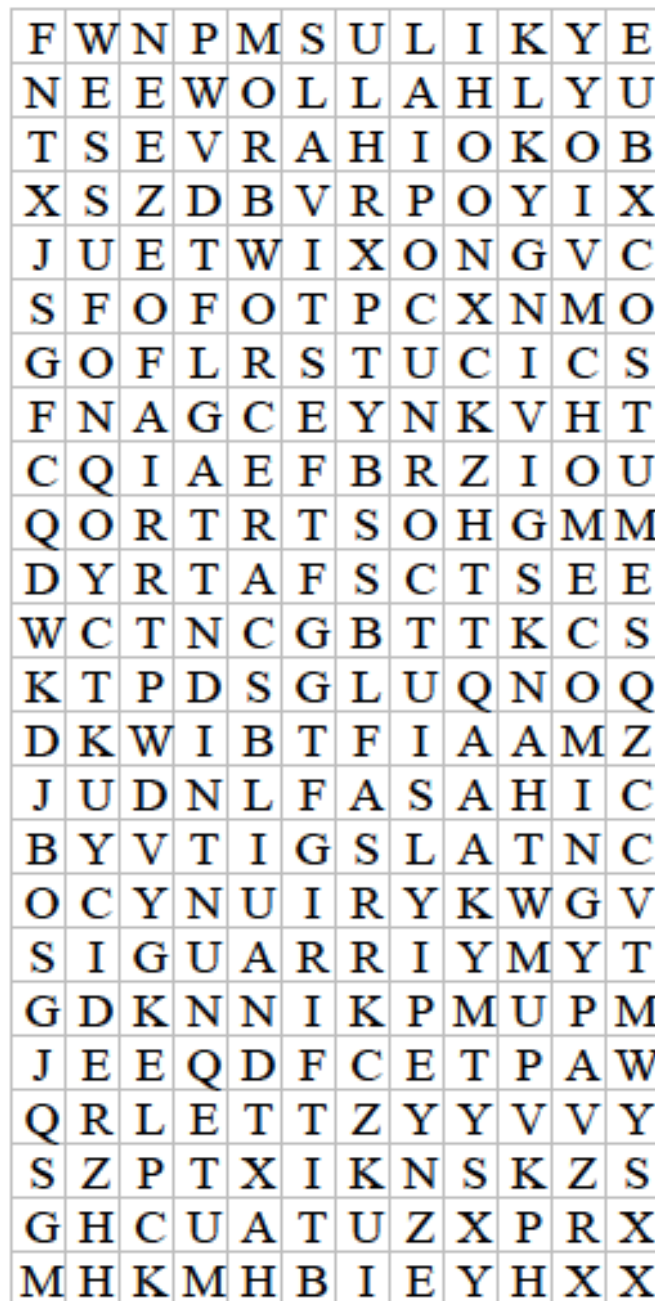
Anne Arundel County Launches New “3-1-1” Customer Service Program

In April 2017, Anne Arundel County launched its new 3-1-1 Customer Service Program which provides a telephone information center where citizens of Anne Arundel County can have their questions answered or be transferred to the appropriate department for concerns or problems. You can dial 3-1-1 Monday through Friday from 8:00 a.m. to 4:30 pm for help in finding the department you are looking for. Always dial 9-1-1 for emergencies.

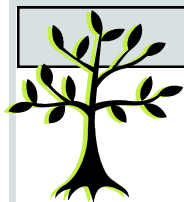
You can also download the mobile app through the App Store (iPhone) and Google Play (Android). Only a simple signup process is required. Just touch the magnifying glass and search for “Arundel 311.”



Find Words Associated with Autumn



Hayride	Tailgating	Spooky
Pumpkin	Renaissance	Cornucopia
Scary	Homecoming	Cornstalk
Fair	Oktoberfest	Cider
Harvest	Halloween	Pilgrim
Scarecrow	Festivals	Stuffing
Ghost	Maize	Football
Thanksgiving	Turkey	Costume



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 Leslie Ochs at 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.

STREETS are for CARS, NOT for PLAY !

Children, especially our young children, have been playing in our streets. Because they are small, young children might not be seen by motorists entering our neighborhood.



PARENTS AND CHILD CARE PROVIDERS - PLEASE - Avoid a tragedy and do not allow your children to play in the street!

Q: When are Board meetings held?

A: The Board of Directors typically meet on the third Wednesday of each month, except for July and December.

Q. Do I have to get approval for any exterior alterations/changes to my home?

A: **YES!** Each homeowner is required to obtain Association approval prior to making **any** exterior changes or alterations to their property. This includes, but is not limited to, painting, window and door replacements, railing installation, sheds and deck construction. A&E Application forms can be found under the Community Documents section on our website at www.walnutridgeonline.org. A correctly completed A&E Application will have attached all necessary details, sketches, plats, plans, color swatches, etc. If you have any questions regarding the process, please contact the Board or management.



*Ask the
Board*

Q: Do I have to pay the quarterly assessments?

A: Yes. If you are a homeowner in Walnut Ridge, you are required to pay all quarterly assessments. The current assessment is \$182 per quarter and is due on the first day of each quarter beginning January 1st.

Q: Will my mortgage company pay these assessments from my escrow account?

A: No, not typically. Mortgage companies generally do not escrow for these assessments. The homeowner is responsible for making these quarterly payments.

Q: I received a bill for a “Front Foot Assessment.” What is it for and do I have to pay it?

A: The Front Foot Assessment (also known as a Front Foot Benefit) is an annual charge (for a period of 30 years from the inception of our community) to pay back the costs incurred by the Developer for installing the water and sewer lines. Unless your front foot assessment has been paid in full either by you or the previous homeowner, you, as the homeowner, are responsible for this yearly invoice. The invoices are mailed each January and will come from either J & W Utilities or from Old Line Utility, LLC.

Q. Why did I get a Spring Inspection Deficiency Notice when my neighbor has several violations that aren’t getting fixed?

A: Don’t assume that because you see violations on other homes in the community that they haven’t been cited as well. If you’ve been cited for a particular violation, you can be sure that everyone else with the same issue has been cited. The Association and Management work with the homeowner to have those violations addressed and resolved so that property values will continue to rise and remain as high as possible.

Questions for the Board of Directors? Email the Board at board@walnutridgeonline.org

Newsletters are also available online at www.walnutridgeonline.org

Walnut Ridge Reminders

Association Assessments

Next assessment is due October 1st.



Daylight Saving Time

Remember to turn your clock *back* one hour on Sunday November 5th.



Trash / Recycle

Trash/Recycling out after 6 pm on Monday nights.



Visitor Parking Spaces

Visitor parking spaces are for visitors!! If you are a resident, please do not park in the Visitor Parking Spaces!



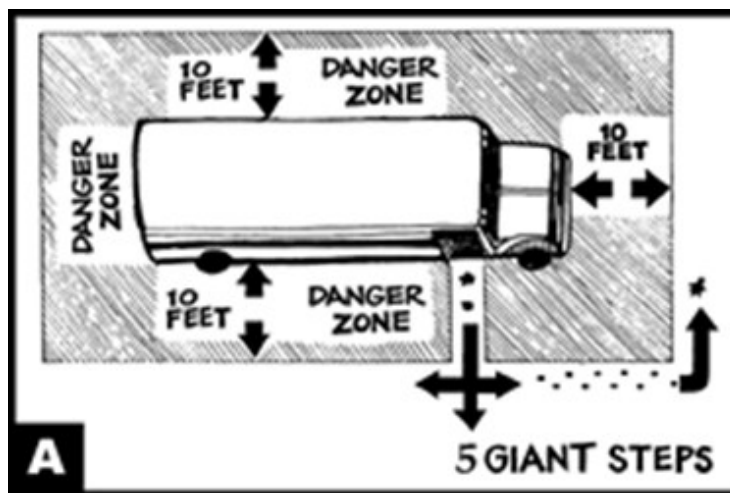
School Bus Safety - The Danger Zone

The School Bus Danger Zone is the area on all sides of the school bus where children are in the most danger of being hit. Children should stay 10 feet away from the bus (or as far away as they can) and never go behind the bus. They should take ten giant steps in front of the bus before crossing, so they can be seen by the driver.

The greatest risk is not when riding in the bus, but approaching or leaving the bus. While an average of 7 school-age passengers are killed in school bus crashes each year, 19 are killed getting on and off the bus. Most of those killed are children, five to seven years old. They are hit in the Danger Zone around the bus (See Sketch A below), either by a passing vehicle or by the school bus itself. It's illegal for a vehicle to pass a bus with its red lights flashing.

Young children are most likely to be hit because they:

- Hurry to get on or off the bus
- Act before they think and have little experience with traffic
- Assume motorists will see them and will wait for them to cross
- Don't always stay within the bus driver's sight
- Drop something as they get off the bus and run into the path of the bus to pick it up



The Danger Zone

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, Ziggi Nickel, Jim Brady, and of course, "The Wanderer."

Thank you!



Fall Fun Family Events Sponsored by the Anne Arundel County Recreation and Parks

Fall Harvest Festival at Kinder Farm Park, 1001 Kinder Farm Park Road in Millersville, Saturday, October 14 from 10 am - 4 pm. Come on down to Kinder Farm for a fun-filled day of activities for the whole family. Activities will include: children's games, scarecrow making, antique tractor display, pumpkin painting, farm animals display, blacksmith demonstrations, food concessions, live music, hayrides and much more. Local vendors will be on site to sell their paintings, jewelry, glassworks, and more! 410-222-6115.

16th Annual Howl-O-Ween Barkin' Bash at Quiet Waters Park, 600 Quiet Waters Park Road in Annapolis, Saturday, October 28 from 11 am - 3 pm. Bring your dog and join the fun. Enter your pup into a costume contest or test their training in the skills contests! Enjoy demonstrations, games, raffle drawings, and a variety of dog -friendly exhibitors. Park admission fees are waived during event hours. 410-222-1777.

Trick or Treat Trail at Downs Park, 8311 John Downs Loop in Pasadena, Saturday, October 28 from 12 pm - 3 pm. Join the Friends of Downs Park and community sponsors for a fun afternoon in the park. Enjoy the Halloween season with a stroll around the trail for kid friendly Trick or Treating. Advanced registration is not required, but a \$5 fee per child will apply the day of the event. Ages 12 and under. 410-222-6230.

Kinder Farm Open House, 1001 Kinder Farm Park Road in Millersville, Saturday, November 11 from 11 am - 3 pm. The Friends of Kinder Farm Park Historical Society will have the Farm House Museum open for all to see. Stop by for a trip back in time to see what life looked like back in the 1930's. Free with vehicle admission. 410-222-6115.

Santa on the B&A Trail. Saturday, December 9th. Santa and his helpers will be on his sleigh handing out candy canes and collecting non-perishable food items to donate to the Anne Arundel County Food Bank. For more information - 410-222-6244. Santa's stops will be



10:00 am Arnold Station

10:45 am Jones Station

11:15 am Hatton Regester

11:45 am Robinson Road

12:15 pm Whites Road

12:45 pm Earleigh Heights Ranger Station

1:45 pm Jumpers Hole (behind LA Fitness)

2:15 pm Harundale Shopping Center

3:00 pm Sawmill Creek Park

Association Assessments are due on:

- January 1st

- April 1st

- July 1st

- October 1st





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.

History of Popular Music: The 70s. *Wednesday, September 27 at 7 pm.* Learn about the classic tunes of the 1970s and how they influenced the hits of today.



Halloween Storytime and Parade. *Thursday, October 26 at 6:30 pm.* Costumes welcome!

Beginners Guitar Workshop. *Saturday, October 28 at 2:30 pm.* Learn chords, songs and tricks that will have you strumming like a pro. **For ages 9 and up.**



Paws to Read Canine Tutors. *Saturdays, October 7 and November 11 from 1 to 3 pm.* Children in elementary school improve their reading skills while enjoying the rapt attention of canine tutors. Please call the branch to schedule an appointment. Registration will start two weeks prior to event date, *Sponsors include: Caring Canines, Laurie Bailey and Mutley, Pets on Wheels and Therapy Dogs International.*



Halloween Family Bingo. *Monday, October 30 at 6:30 pm*



Broadneck Needlecrafters. *Tuesdays, September 19, October 17 and November 21 at 7 pm.* Sewing, knitting, needlepoint, crochet. **For adults and teens.**

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

WALNUT RIDGE REAL ESTATE

Active Listings:

1329 Hazel Nut - \$268,900



Average List Price - \$268,900

Recent Home Sales:

1334 Hazel Nut - \$229,990

1375 Hazel Nut - \$230,000

1363 Hazel Nut - \$265,000

1313 Hazel Nut - \$202,000



Average Sale Price - \$231,725

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

Walnut Ridge - A Great Place to Call Home!

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.)

Spots of Red

Awakening from sleep, looking out the blinds, I spot something red.

Oh good, a red bird has come for a visit to my tree.

Aren't red birds the sign of loved ones in heaven who are coming for a visit?

Whose spirit is in that bird?

Who has come to visit me?

But I put on my glasses and I see this isn't a bird at all.

It's a cluster of red leaves, on my tree, in mid-August.

Brilliant beautiful red.

This is summer, not autumn.

How can this be?

That bright cluster of leaves tells the future.

It's an alert of cooler weather coming

Not today, not tomorrow, but soon.

The kids on the playground will go back to school.

Days are getting shorter.

The calendar is entering the last quarter.

Tuesday, 7:55, school bus enters the Walnut Ridge cul-de-sac

Picks up kids who are wearing new clothes and new backpacks

The bus turns and heads down the hill for the pick-up at Almond.

"Hop aboard little kids, new adventures await."

Parents get into cars and head to work or errands

Or start a walk with the dog or chat with other parents.

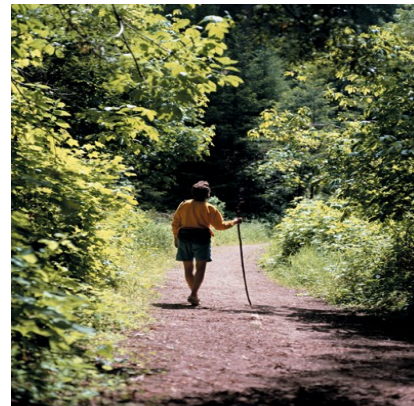
Tuesday, 2:55, school bus returns.

Kids a little tired, walking slower, heading for home.

This cycle will repeat 179 more times

In all kinds of weather.

Have a good school year!



Walnut Ridge Wanderer

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
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

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. 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.