

Walnut Ridge Community Newsletter

1st Edition - Winter 2007

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Association Contact Information:

Website: WWW.WRHOA.org
E-mail: board@WRHOA.org

COMMUNITY ANNOUNCEMENT – Annual MEETING NOTICE **Thursday Feb 15th, 6:30pm, @ Broadneck Senior High School**

Location: 1265 Green Holly Drive, Annapolis

This is a community meeting and election of Board members. Proxy ballots were mailed in early January. Your attendance and vote is important. If you are unable to attend please mail in a proxy. Additional copies are available by contacting the property management office listed above.

Slate of Association Officers (Jan 07)

Ed Rose- President
Jacob Miller – Vice President
Bryan Moores Recording Secretary
Bruce Johnson – Treasurer

At-Large Members

Gloria Petit Clair
Laura Richardson
Anita Ramundo

Note: The Board anticipates at least two (2) vacancies in the coming year and is seeking replacement representatives (property owners) to maintain the required seven (7) person board. Serving as a Board member of the Association requires attendance at one (1) business meeting monthly (except in July/August) for the purpose of reviewing financial operations and addressing operating/ community maintenance issues routinely identified by the property management firm of D. H. Bader Management Services, Inc. in addition to concerns raised by residents in the community. Persons interested in learning more about serving on

the Board may contact John Sheehy, Property Manager at 301-953-1955 or via email at jsheehy@dhbader.com

Newcomers Welcome

Welcome to all new residents who have made Walnut Ridge their home during the fall of 2006. This newsletter is intended to communicate and inform the community. We encourage all residents to share their suggestions and concerns with the property manager or Board via phone, e-mail or by attending a monthly board meeting. Familiarize yourself with the community guidelines and the residents who serve as your community's volunteer leaders in an effort to maintain the community as a desirable place to live.

Summary of 2006 Community Maintenance & Improvements

Do you wonder what your association dues pay for? The quarterly assessment goes to offset fixed community administrative services, maintenance and repairs. During the past twelve (12) months the following projects were addressed by the Association's elected Board members, reviewed, approved for action, initiated and completed. These types of activities are part of the ongoing work necessary for the upkeep of the community and help maintain our collective property values.

- Contracted with new property management firm of D. H. Bader Management Services, Inc.
- Contracted with new legal firm of M. S. Neal & Associates, P.C. for collection of delinquent association accounts
- Community roadways were resealed, striped and parking spaces numbered
- Surveying of community to reestablish residential unit property boundaries and common areas maintained by the community
- Corrective drainage work done in community green/playground area's
- Storm drain repair work done in community
- Community tree removal, landscape repair and maintenance undertaken
- Exterior inspection of all units in community conducted in a timely manner by new property management firm
- New billing and payment systems initiated for timely notification and collection of association dues
- Association constitution, by-laws, covenant, architectural and environmental guidelines and parking guidelines installed onto the Association's web site.... www.WRHOA.org

2007 Operating Budget

It is the Board of Directors' responsibility to review the budget annually and ensure that revenues received are adequate to cover all fixed and projected expenses. The Associations Board members reviewed anticipated expenses for the 2007-operating year. A budget of \$59,820 was established and voted on in late 2006. No increase in quarterly assessments for 2007 was required. The longer term issue of repaving community roadways, a necessity every 20 plus years were researched. Our community roadways appear to have another 5 years of use without major repair. Reserve funds will be set aside annually to address this in the future.

Association Dues

Quarterly association dues are payable by the 15th of the month to avoid late payment penalties. Dues can be paid for the year in advance. The Associations property management firm has direct debit and an online payment service system. Persons who desire to activate either system can contact the D.H. Bader Property Management Services, Inc. for further assistance.

Storage Shed Guidelines

According to the Association's Architectural & Environmental guidelines, permanent sheds cannot exceed six feet (6') in height and must touch the rear surface of the home. They cannot be free standing. Temporary sheds (such as those manufactured by Rubbermaid) are acceptable and should be placed against the rear of the building structure.

Painting Exterior of Town Homes:

Historically the exterior siding of the homes in our community have required Olympic Super Premium Solid Cedar Color Stain. Oil-base stain is no longer being produced so owners may substitute with Olympic #59620A Premium Acrylic Solid Color Latex Stain, "Solid Cedar" color (recommended for already stained surfaces). Olympic Technical Services can be contacted at 1-800-235-5020. Duron Paints also manufactures a cedar color stain. For town home trim, Bruning #300-29 Exterior Alkyd Primer and painted with Bruning 3315-00 Exterior Semi-Gloss White is suggested. Bruning Technical Services can be contacted at 1-800-852-3636.

Weekly Trash Removal

The Association guidelines state that trash is not to be put out prior to 6 pm the evening prior to pick up. In an effort to keep the community looking neat and attractive, residents are reminded to store their trash barrels at the rear of their property not in the front. Violators who put trash out front prior to scheduled pick up days will be cited and fined by the Association.

Recycle day is Tuesday, for plastic, metal or glass materials.
For waste removal information, call AA County Waste Removal at 410 222-6100.

County Bulk Waste Removal

Appliances, furniture ... to schedule bulk waste removal at no charge, call AA County Waste Removal at 410-222-6104.

Towing Company for Community

The Association has signs posted at the top of Walnut Ridge regarding the community's parking and towing policy. The community parking guidelines are also posted on the Association website www.WRHOA.org

The Association uses:

North County Towing,
8009 Jumpers Hole Road, Ste. 12,
Pasadena, MD 21133, phone 410 760 3332

Vehicles with expired tags are subject to towing without advance notice. Make sure you display a temporary renewal in the appropriate window of your vehicle to avoid mistaken towing.

Residents should alert John Sheehy, Property Manager at D. H. Bader Management Services at 301-953-1955, weekdays if there is a concern about parking violations or an abuse of visitor parking spaces.

AACC To Offer Homeowner Association Management Course

Anne Arundel Community College will offer an 8 hour /4 session training on the basics of Homeowner / Community Association Management (CMD 368). The program is scheduled for 9:30-11:30am, Saturday 3/31-4/21/07 at the Arnold campus. Tuition is \$53. Enrollment is open to any interested adult county resident. Persons over 60 years of age can apply for a tuition waiver. For further information or to obtain registration information call 410 777 2325.

LOST & FOUND

A women's bracelet was found on January 15 on the community green space area off of Walnut Ridge. If you think it might be yours call the Associations management services office 301 953 1955 and provide a description.

Dogs On Leash

Please be considerate of your neighbors and community. Keep dogs on leash at all times. Remove and bag their waste from the grassy common areas where you walk your pet, to prevent the spread of disease and infection.

Your Newsletter

The WRHOA Community Newsletter is a 100% voluntary effort by residents of your community. Volunteers to distribute the newsletter are always needed ...it's a great way to meet your neighbors! To contribute a short article of benefit to the community send it via e-mail to: board@WRHOA.org

Next Publication deadline: May 15, 2007, Attn: Anita Ramundo, Editor