



Walnut Ridge

Community Newsletter

First Edition — Spring 2008

Walnut Ridge Community Association

Newsletters are also available online at www.walnutridgeonline.org

Letter From the President

Spring is almost here, and we are all looking forward to improved weather coupled with more colorful scenery. The Board of Directors has discussed landscape beautification and improvements at length, and has solicited multiple bids to accomplish these tasks. Look for successful results from our efforts in the very near future. Final plans will be formulated at our next Board Meeting on 20 March (the 1st Day of Spring!). The warmer, dryer weather will afford all of us the opportunity to perform normal maintenance on our homes. Please be mindful of our Architectural Guidelines when considering work that affects your neighbors. When taking stock of the condition of the exterior, please be your own worst critic. This approach will not only help beautify the community, but may help to avoid being unnecessarily cited for required repairs. The following is a short list of suggestions that hold greater significance, considering the nearing end of Winter:

1. Trash Pick-Up – Tuesday (trash and recycles) and Friday (trash only) Trash is not to be put out any earlier than the evening before. Emptied containers are to be removed same day as pick-up. Trash and Recycle containers are not to be openly displayed in the front of the home.
2. Parking – There are two assigned parking spaces for each home in the community. There are spaces serving as overflow parking and are marked with the word “Visitor.” Let’s all try to reserve these spaces for just that, and refrain from the practice of long term storage of infrequently used vehicles. Let’s keep in mind that we all have visitors that could benefit from a reasonably close space. Those visitors could be elderly, infants, physically challenged, or a variety of other descriptions. Please be considerate of your neighbors.
3. Exterior Maintenance and Alterations – The Architectural Guidelines require a certain protocol to be followed, prior to any exterior work performed on your property. An application must be submitted to D.H. Bader, our property manager, and will be reviewed and responded to promptly.
4. Pet Waste – Please continue to use the receptacles that have been provided throughout the community. Consistent use will promote a happier and healthier environment.
5. Suspicious Activity – Please do not hesitate to use the 911 Emergency Telephone Number to report any and all suspicious activity, especially in our neighborhood. Crime prevention is greatly enhanced when individual citizens keep a vigilant eye and help the police identify problems, perhaps even before they escalate into serious crime.

In closing, I want to welcome all new residents to Walnut Ridge and offer wishes for a wonderful Spring season! Please remember that your Board of Directors and D.H. Bader are only a telephone call or an e-mail away: D.H. Bader : 301-953-1955, Ext. 11; your Board of Directors: board@walnutridgeonline.org.

Best regards,
Ed Rose, President
Walnut Ridge Community Association

We missed you!

The annual meeting of the Association was held on February 21, 2008, at Broadneck High School. Items discussed included parking, Association finances and community grounds. The Board of Directors was also elected and at the Board meeting on March 20th, officers were elected. Your 2008 Board of Directors is:

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

**Welcome New Homeowners!**

Heather Noll and Travis Ray,
 1370 Almond Drive

~~

Stephen Jones, III and April Halliwell,
 1301 Hazel Nut Court

~~

Matthew Sebastian and Brandie Markley,
 440 Peach Court

~~

Christopher and Anne Patane,
 1348 Tanook Court

My Anne Arundel Website

The *My Anne Arundel* website allows you to search on a specific address in Anne Arundel County and find out what county facilities are available in that neighborhood. Currently two reports are available: general information and crime statistics. Go to: <http://aacoprod.aacounty.org/MyAnneArundel/welcome.do> and click on the tab "Search by Address."



Woof! ** Four Legged Walnut Ridge Residents ** Woof!



Submitted by Michelle Henderson

We have many dogs that call Walnut Ridge home! In fact, we have a wonderful variety of dogs within the community! We have Great Danes, labs, golden retrievers, border collies, beagles, terriers, and many more!

We need to strongly encourage all dog owners within our community to clean up after their dogs "go #2"! The Walnut Ridge Community Association has graciously placed mutt mitt stations throughout our community making the task of cleaning up after your dog convenient! It is so disheartening not to mention unsightly to see piles of dog mess as one takes a stroll throughout our community. What is really disappointing is to see a pile of dog mess just feet from a mutt mitt station! Every dog owner has an obligation to clean up after their dog. It's common courtesy and will keep our beautiful community clean!

Please utilize the mutt mitt stations!! Thank you!!

Exterior Paint Colors

Reminder: If you are painting the outside of your home, remember to use the colors as required by the Association's Architectural and Environmental Standards:

- ♦ **Siding:** Olympic #59620A Premium Acrylic Solid Color Latex Stain, "Solid Cedar" color.
- ♦ **Trim:** Bruning #300-29 Exterior Alkyd Primer and painted with Bruning 3315-00 Exterior Semi-Gloss White.

If you have any questions about exterior requirements, please contact the Association's management company, D.H. Bader.

Spring Walk-Through

Exterior inspection of all homes will begin in mid-May. Are you ready?

Improvement Approval Reminder!

Residents have a role to play in maintaining the architectural and aesthetic standards which motivated your decision to make Walnut Ridge home.

If you have plans which will affect the **physical appearance** of your home, plans must be submitted to the D.H. Bader, our property manager, for review and approval.

Naturally we want to avoid situations where improvements are made ahead of approval then subsequently disallowed.

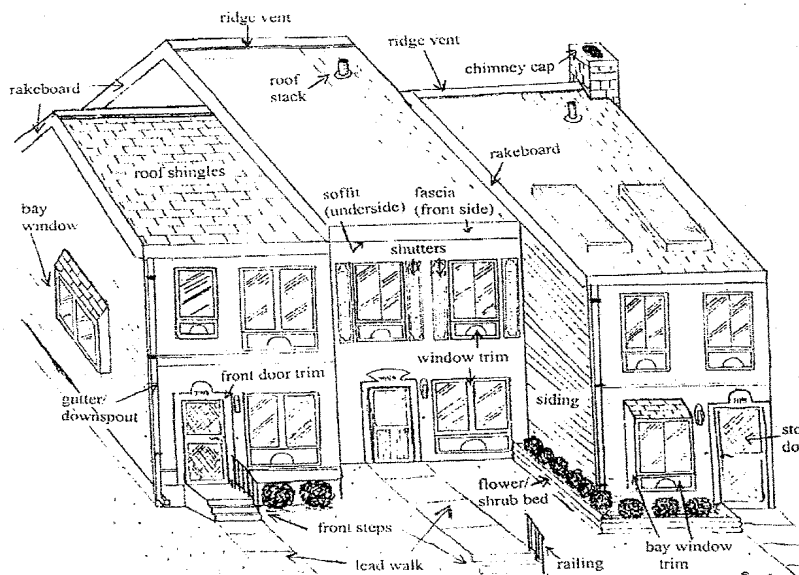
Please make the effort to **obtain approval** before you begin exterior construction or landscaping. Taking this step will avoid misunderstandings as well as preserve and protect you and your neighbor's investment.

The A&E Application form may be found on our website at www.walnutridgeonline.org and click on Documents.

SPRING WALK-THROUGH INSPECTION REMINDER

The annual exterior inspection of all homes will begin in May 2008. Each owner should take a close look at their home and yard and clean up or make repairs to these items:

- ❖ Is your house paint peeling? Be sure you also check the trim – on both the front/back and side of your home!
- ❖ Is your fence leaning or are slats missing? Are your gutters/downspouts missing or loose? Do you have any missing or loose siding?
- ❖ Have you made an improvement (deck, fence, storm door, etc.) to your home without obtaining prior approval from the association?
- ❖ Is there an accumulation of items in your front or rear yard or on your deck or patio, such as toys, boxes, bags, etc.?
- ❖ Is there any rotted wood around your windows/doors?
- ❖ Does your sidewalk, front steps or porch need repair?
- ❖ Are your window screens torn or off track? Are your doors in disrepair?



This reminder is to give you an opportunity to correct any problems before the walk through. We appreciate your efforts in maintaining the beauty of your community.

WALNUT RIDGE COMMUNITY ASSOCIATION, INC.
c/o D.H. Bader Management Services, Inc.
14435 Cherry Lane Court, Suite 210
Laurel, MD 20707

Gypsy Moth & Mosquito Spraying

This spring and summer, Walnut Ridge will again be sprayed for Gypsy Moth infestation and Mosquitoes. Spraying will begin for Gypsy Moth infestation around the end of April. Chemically sensitive persons may be affected by the chemicals used during the spraying.

For more information on the Gypsy Moth Suppression Program or Mosquito Control Procedures, please visit the Maryland Department of Agriculture's website: www.mda.state.md.us and click on Plants and Pests, or call 410-841-5922 for Gypsy Moth information or 410-841-5870 for Mosquito Control information.

Headlight highlights

Have you ever been sitting in your living room watching TV in dimmed light at night (or, trying to get to sleep in your bedroom) when suddenly, a car pulls into the parking space in front of your house with its headlights on? It can light up the inside of your house while you're waiting for the driver to turn "off" their headlights. PLEASE be courteous and turn headlights OFF **as soon as you park.**

Board of Directors Meetings

Board meetings are usually held on the third Thursday of the month at 6:30 pm. **Please call D.H. Bader Management Services (301-953-1955) to verify all meeting dates, times and locations.**

The next Board of Directors Meeting is scheduled for **Thursday, April 17, 2008, at 6:30 pm** at the Meeting Room of Champion Realty, 814 College Parkway, Annapolis 21409.

Homeowners may attend monthly Board Meetings to share suggestions and concerns.



Where: Truxtun Park Pool Parking Lot
1000 Primrose Road, Annapolis
(Located off Hilltop Lane)

When: Saturday, April 26, 2008
8:00 AM ~ 12:00 PM

Take advantage of Free Disposal of electronic items that in turn will be recycled. Bring computers, monitors, VCRs, televisions, and other electronic items. This first time event is open to everyone in the Annapolis area to include Anne Arundel County and City of Annapolis residents, businesses, and the USNA. Questions? Call 410-263-7967. This event is made possible by the City of Annapolis and a grant from the Maryland Department of the Environment.

Mailbox Posts

You may have noticed that our community mailboxes have been painted and all the tape and stains have been removed.

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.

Visit us on the Web!

www.walnutridgeonline.org



Community Watch

Be observant when entering and leaving our Walnut Ridge Community.

If you see any unusual, suspicious or illegal activity, please

call the Police Department.

Notify the Police Department immediately if you see a crime in progress!!

FIRE & POLICE EMERGENCY dial: 9-1-1

Maryland State Police: 410-268-6101

Anne Arundel Co Police: 410-222-8050

Annapolis Police: 410-268-9000

Anne Arundel Co FD: 410-222-8300

Cape Saint Claire Volunteer FD: 410-757-3434

If you discover damage to Community property...whether it's intentional or incidental...please report it to the Board of Directors immediately. Our Community Watch helps to keep Walnut Ridge a safe place to live...and, keeps our Home values Stable.

Important Numbers

- To report power outage or downed wire, call BGE at 1-877-778-2222 (don't assume that BGE already knows!)
- To report water and sewage emergencies, call 410-222-8400
- To report problems within the Walnut Ridge Community, call D.H Bader Management Services—301-953-1955
- Trash Removal—410-222-6100
- Bulk Waste Removal—410-222-6104
- Animal Control—410-222-8900
- North County Towing—410-760-3332

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 e-mail 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

Newsletter

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.

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..

Isn't it great to hear the birds in the morning and to see the buds on the trees? I'm looking out my window and enjoying the view. This is such a beautiful community.

The weather has really kept people indoors this winter. Gray cloudy weather doesn't bring people into the streets like a big snow storm does. I actually found myself missing the sight of snow and happy children playing outside.

I was pretty distressed to see the vandalism that took place at the entrance to Walnut Ridge Drive. Thank goodness the Board made the repairs right away. When a spot gets vandalized and isn't "made new", it tends to get vandalized again.

I see that some folks on Almond Drive are clearing out the common area behind their houses. It's a bonus to have the woods outside your house, but have you noticed that the woods and weeds creep closer to the house every year. What a great idea to reclaim that common area.

More fences are going up along Walnut Ridge Drive. They look good. The folks who back up to Walnut Ridge Drive may not realize it, but their back windows are the first view of the community for visitors and potential owners. That concept of "curb appeal" also extends to "back of house appeal". Windows that are used for storage don't look so good.

This is a tough time to be selling houses. We all have a responsibility to keep our homes in good condition because new owners are looking to buy a "community". A few houses in disrepair can drag down the community. Curb appeal doesn't have to be expensive. Mowed lawns, trimmed bushes, attractive plantings and clean windows and doors go a long way. A shade tree is always a plus!

This year I plan to be more conscious of the amount of water I use for landscaping. I'm checking out drought resistant plantings. I've seen some pretty ground cover used by residents in place of grass.

There seems to be less "dog waste" on our property since the association installed the stations. It would probably be a good idea to take a bag on your walk in case the dispenser is empty.

Before your kids start out the spring on the playground, think about what kinds of foods and drinks they will bring with them. Our trash cans get full pretty quickly. Decaying remains in the hot sun don't make perfume! A good lesson for kids is to bring the packaging of drinks and treats home with them. Making our kids aware of our environment is a great life lesson.

I finished my walk over on Peach Court. Wouldn't it look nice to have more community landscaping on the open space between the first two rows of homes? It's a big bare space right now.

Happy Spring!!!!

Walnut Ridge Wanderer

