

Walnut Ridge

Community Newsletter

First Edition - Spring 2009

Walnut Ridge Community Association

Newsletters are also available online at www.walnutridgeonline.org

A Message From The President

Spring is right around the corner and with it comes a renewed feeling of hope and optimism! Although the daily media onslaught of economic news is bleak, every day that passes marks one day closer to recovery. Faith in each other and unity as a country will carry us all to the balance we have longed for these past many months.

Your Board of Directors wishes you all well and asks that everyone be mindful of a few key points regarding life in Walnut Ridge. More children will be playing outside, so let's all watch our speed. Our roadways double as our parking lot, making the situation a critical one when it comes to children playing in the same area. Another point to keep in mind would be the requirement of an application for nearly all exterior maintenance and modifications to your individual homes and properties. Most of your questions may be answered by referring to the recently revamped Architectural and Environmental Standards, which may be found on the community website at www.walnutridgeonline.org.

The Board hopes that you enjoy the regularly published newsletter and asks that you direct any and all questions you may have to the contacts published within. As always, we actively seek your feedback and participation to make Walnut Ridge the kind of community in which we can all be proud.

Sincerely,

Edward 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.**

Annual Meeting.

The annual meeting of the Association was held on February 19, 2009, at Broadneck High School. Elections were held for the Board of Directors. Your new 2009 Board of Directors is:

Officers

President: Ed Rose

Vice President: Laura Richardson

Treasurer: Bryan Moores

Secretary: Anita Ramundo

Members at Large

Michelle Henderson

Ziggi Nickel

Gloria Petit Clair

Mailbox Keys

Contributed by Anita Ramundo



The mailboxes in Walnut Ridge are the property of the US Postal Service. Should a resident lose their keys, they must contact the Postmaster of the Annapolis Post Office located at 210 Legion Avenue (410-573-0953) and complete a lock replace form. There is a fee for this service since the lock must be replaced.

Dumpster Time!

Plan Ahead! A Dumpster will be placed in the Cul-De-Sac on Wednesday, June 17th and will be picked up by 8:00 a.m. on Friday, June 19th. Reminder: some items considered **unacceptable** to be placed in the dumpster are: gas and propane tanks, oil drums or tanks, liquids, hazardous waste, tires, logs, paint, refrigerators and air conditioners. Please do not place items outside of or next to the dumpster.

Anne Arundel County Recycles. More. Often. And You Can Too!

How can I recycle MORE?

Are you a resident who already recycles as much as you can? If yes, are you sure?



Please know that recycling is easy in Anne Arundel County. Most people recycle items that come from the kitchen, but what about your home office? Laundry room? Family or kid's room?

You may be surprised to know that recent surveys at the landfill have shown that at least half of what is thrown away COULD be recycled. Recycling makes good environmental and economic sense. Recycling is an easy way to save energy, reduce pollution, save money and take better care of our environment.

So remember to place a recycling container next to each trash can in your home: in the office, bathroom, kitchen and laundry room. Paper, plastic, metal and glass can all be placed in the same container for collection.

You make a choice with every item you throw away, a choice between throwing it in the recycling container or throwing it in the trash can. We encourage you to recycle at home, at work and on the go. Please visit our new website at

www.RecycleMoreOften.com

or contact us at 410-222-7951 for a list of newly added accepted items to help boost your recycling and to take the 50/50 Challenge.

Printed with permission from the Anne Arundel County Recycling Program.

Need a Recycling Day Reminder?

Would you find it helpful to have an email sent to your inbox the day before your recycling is to be picked up? If so, then visit

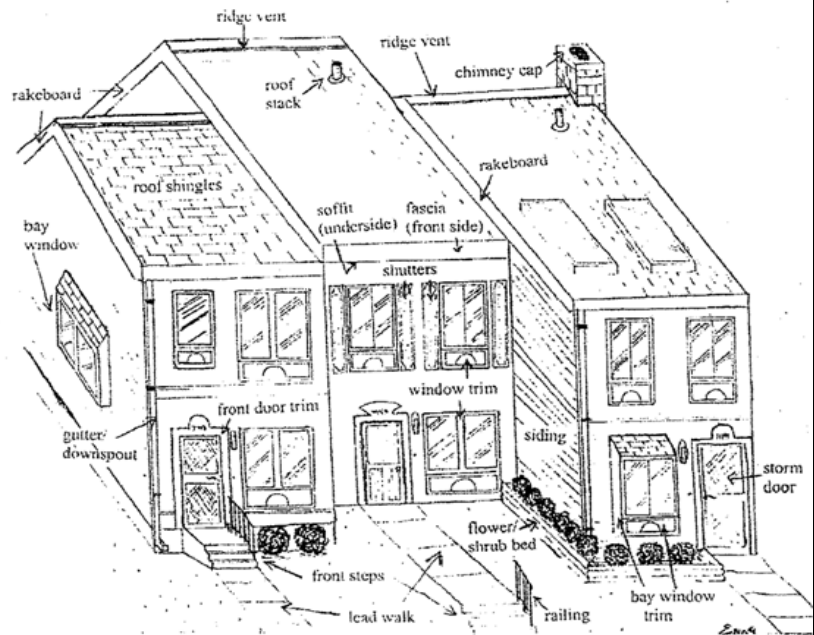
www.RecycleMoreOften.com and click on Additional Resources, choose Reminders and Sign Up! Tuesdays are Recycling Days in Walnut Ridge.

Reminder: No parking is allowed in the Walnut Ridge Drive Cul-De-Sac.

SPRING WALK-THROUGH INSPECTION REMINDER!

The annual exterior inspection of all homes will begin soon. 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

Revised A&E Standards

The [Architectural & Environmental Standards](#) have recently been revised. Please take a moment to review this document, especially if you are considering any changes to the exterior appearance of your home. Reminder: An [Application for Exterior Alteration, Addition or New Construction](#) must be submitted (in writing) and approved before any change to the exterior appearance of your home is made. The [Architectural & Environmental Standards](#) and [Application](#) can be found on our website at www.walnutridgeonline.org.



Improvement Approval Reminder!

The arrival of Spring prompts many homeowners to contemplate sprucing up the exterior of their homes. If you have plans which will affect the **physical appearance** of your home, an [Application for Exterior Alteration, Addition or New Construction](#) form must be submitted to the property manager for review and approval **before** work begins.

You will want to avoid a situation where improvements have been 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.

Remember: Dogs and Cats – if they're loose, they will be reported to Animal Control!

Puppies, Puppies, Puppies

Contributed by Michelle Henderson

Can there be a more wonderful gift than receiving a puppy for the holidays?! Santa must have been good to many of our neighbors for there have been oodles of adorable new puppy sightings in Walnut Ridge since December 25th!



Puppies are wonderful and we welcome each and every one of them but they need cleaning up after just as a full-grown dog does! Even though puppies generate “little messes”, these “messes” need to be cleaned up too! There are many Mutt Mitt stations throughout our community. Please use the mitts provided at the Mutt Mitt stations to clean up after your puppy. It is very important to be mindful of others as well as keeping our community clean!

Homeowner/Community Association Management Course at AACC!

Contributed by Anita Ramundo

Residents interested in learning about how community associations operate including all the federal, state and local requirements that are in place to oversee the operation of a Homeowner/and or community association look no further than the Anne Arundel Community College which is offering an annual intensive program on Saturday March 14 & 21 at the Arnold campus from 9am-1:15pm. This course provides an excellent overview of issues such as covenants, by-laws, enforcement, board governance, the role of a professional management company, and best practices. The cost is \$63. For individuals over 60 yrs of age it is tuition free. Call the College at 410-777-2325 to preregister. Deadline is March 13th. Unless the course is cancelled due to low enrollments.

Information You Can Use

Original Windows and Screens – How to Remove and Clean.

If your home has the original windows and screens which were installed by the builder, follow these directions to remove the sliding portion of your window and your window screen.



Note before you start: Windows and Screens must be removed from the inside of your home. The sliding window must be removed first before removing the screen.

Remove the Sliding Window: *Unlock the window and slide the window almost all the way and grab the sides of the panel with your hands. Lift up on the window, pushing the entire panel up into the top track. Swing the bottom of the panel out over the bottom track and then pull the panel down to remove it.

Now, Remove the Screen: Once the window is out, use the tabs on the screen to gently push to one side. A hidden spring-like mechanism on the side of the screen will compress allowing the screen to loosen. Pull the screen in toward you and remove. If your screen no longer has the rubber tab, carefully grasp the screen frame and push gently to one side.

Always remove screens from inside your home. Trying to remove them any other way will surely bend the screen's frame!

*The window panel is a bit heavy, may be difficult to grasp and can be awkward for just one person to remove safely. So, use extra care and caution (and maybe someone to help you). When removing this panel, leather or rubber gloves can give you a better grip on the window frame and help to make the job easier.

If you see trash on our streets or open spaces, please be a good neighbor and pick it up!

Curb Appeal - Does Your Home Have It?

Curb appeal is the look and feel you get from the outward appearance of your home and your property. It's also a first impression as to what our community is all about. It sets the stage for an inviting place to call home. Our front yard should complement our home, not detract from or compete with it.

Some aspects to consider when creating your curb appeal

- ☞ Cut and rake the grass; fill and seed any bare patches.
- ☞ Any tree or bush overgrown or so large that it blocks windows or doorways should be trimmed back.
- ☞ After trimming, add a few bright annuals for color interspersed with the bushes.
- ☞ Inspect the concrete steps in front of your home. You might be surprised at the amount of "mildew" that has accumulated over the years on the concrete. A bucket of warm water, a little bleach, a bristle brush might be all that you need to remove the mildew from the steps (consider wearing goggles, rubber gloves & a respirator when using dangerous chemicals like bleach.)
- ☞ Wash windows and replace any cracked or broken glass.
- ☞ Weed and edge the garden.
- ☞ Bridge gaps in foundation plantings with bright annuals in containers.
- ☞ Remove and repair flaking paint from the exterior of your home, deck, trim, fence, storage shed and repaint.
- ☞ Keep your lawn clear of bikes, toys, gardening tools, flyers and other clutter.
- ☞ Be sure your trash and recycle containers are out of sight.



WALNUT RIDGE REAL ESTATE

Active Listings:

1334 Hazel Nut Court
1358 Almond Drive



Recent Home Sales:

1363 Almond Drive - \$245,000
1388 Almond Drive - \$235,000
1356 Hazel Nut - \$240,000
1344 Tanook Court - \$261,500
1352 Tanook Court - \$240,000



Average Sales Price \$244,300

Statistics courtesy of : **Ziggi Nickel, Long & Foster Realtors 410-544-4000**

New Residents: Did you know that there is a shopping center just a short drive left on Cape St. Claire Road - with Grocery, Hardware, Restaurants, Package Goods and many other stores.

SERVING YOUR COMMUNITY – BECOMING A BOARD OF DIRECTORS MEMBER?

Occasionally, Walnut Ridge Residents ask how they can get more involved with our Community and the **Board of Directors**. The first thing that you need to know is that Board Membership is strictly a **volunteer position** open to **Home Owners** in Walnut Ridge – and, that you will be giving up some of your personal ‘free’ time on a regular basis.

Becoming a Board Member requires a **commitment** to attend monthly meetings, being on various committees and undertaking a wide assortment of tasks that may be assigned to you by Board Officers. Yet, there is **no financial compensation or other ‘reward’** for your efforts – only the satisfaction you will get from “**making a difference**” and helping to improve your Community.

A good ‘first step’ is to attend the **public portion** of the Board’s monthly meeting. Meetings are currently held at 6:30 PM on the third Thursday of the month, usually at Broadneck High School. Monthly meeting attendance will allow you to talk to and interact with current Board Members. **Meeting attendance will help you learn rules-of-order procedure** and acquaint you with the rhythm & flow of how Board of Directors meetings normally unfold.

After attending a few meetings, you may want to **volunteer for a project or committee**. It may be a task as intense as gathering information about car parking for space renumbering – or, as mundane as distributing Newsletters house-to-house. It’s all part of your **preparation process for Board of Directors membership**.



So, **if you have the time**, you want to make positive changes in your Community and you’re **willing to commit** to being an enthusiastic participant all year long – you may have what it takes to be on the Walnut Ridge Board of Directors.

Elections for “**Board of Directors Member at Large**” positions are held during the Annual Meeting of “Walnut Ridge Community Association” – usually in February. **Officers for the Board of Directors** are elected from nominated current Members (who are already serving on the Board) via separate voting by the current Board Members and Officers, usually at or shortly after the Annual Meeting.

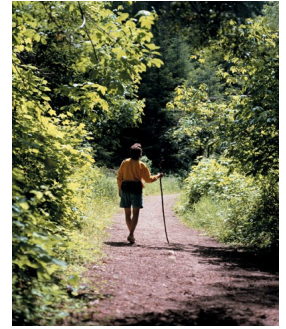
If you are a **Non-Homeowner** - or, you are a Homeowner who would just like to get involved with **community service without becoming a Board Member** – You too are invited to volunteer and participate in helping to make our neighborhood a better place to live. There are **numerous opportunities** for you to contribute your time, skills and ideas to the Board of Directors. Just e-mail the Board board@walnutridgeonline.org and include a brief description of what you would like to do.

Keep checking the Website for information about upcoming projects, Community events and other opportunities for you to volunteer. Although rare, **changes in meeting times**, days and location are **immediately posted on the website** as soon as we know about them.

Your Walnut Ridge Board of Directors welcomes your decision to make the commitment and taking your first steps to community service. We’re looking forward to hearing from you.

A Word From The Walnut Ridge Wanderer

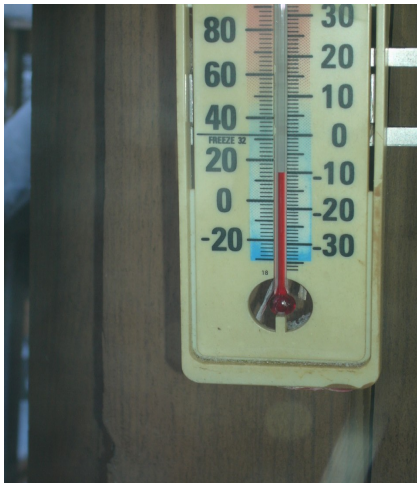
The Walnut Ridge Wanderer reports on various observations around the community. To preserve anonymity, the identity and gender of the Wanderer will not be revealed. (However, I will say that this Editor is not the Wanderer.)



Our Own March Madness

I heard the birds chirping in the morning, I really did! I smelled spring in the air, I really did! I took off my heavy coat, I really did! I put away my snow shovel, I really did! I sat on my deck one afternoon and enjoyed the fresh air, I really did! I opened my windows to air out the house, I really did!

So, what happened?



The temperature went to 10 degrees, it really did!

It snowed all night and day, it really did! I shoveled out my car, I really did!



The Wanderer must wander, despite the weather. While I was admiring the fresh snow that left soft outlines on our cars and trees, I noticed strange snow covered shapes by the curbs. Were they snowmen? No. Were they bushes? No. What were these strange shapes covered with snow? They were trash cans and bags that were put out on Sunday evening for trash pick-up on Tuesday morning.

I quickly thumbed through my WRCA rules about putting out trash. Guess what? Trash can only be put out after 6:00 the night before trash pickup. I'm glad these snow covered shapes caught my eye, because it gave me the chance to remind everyone that trash sitting out for over 24 hours is not pretty nor is it allowed. Animals roaming the neighborhood break into trash bags and spread the trash on the street. Remember, set out your trash after 6:00 in the evening before trash pick-up. Help keep our neighborhood looking good.

IMPORTANT NUMBERS

AA County—Main Number	410-222-7000
FIRE —EMERGENCY Calls AA County	911
FIRE Dept — <i>Non-Emergency AA County</i>	410-222-8300
POLICE —EMERGENCY Calls AA County	911
POLICE Dept — <i>Non-Emergency AA County</i>	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
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
FIRE Department—Cape St. Claire Volunteer	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
POLICE — Annapolis City	410-268-9000
POLICE — 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