

CHECK US OUT: *Association Web site and E-mail*

WWW.WRHOA.org

board@WRHOA.org

New To Walnut Ridge...Welcome Aboard!

We are a mixture of old timers and new comers. Regardless of what brought you to Walnut Ridge we wish to extend a welcome to all the new residents who have decided to make Walnut Ridge their home in 2005. We hope you will find this newsletter helpful and informative. We encourage you to attend a monthly board meeting to familiarize yourself with the folks who serve ass your community's volunteer leaders and give of their time and service to make this community an attractive and decent place to live.

Walnut Ridge Community Newsletter

Community Volunteer Leadership: Who's Who

2005-2006 Association Board Officers

Ed Rose- President

Robbyn Dempsey- Vice President

Bryan Moores - Secretary

Bruce Johnson - Treasurer

Board members-at-large

Sean Mays

Jacob Miller

Gloria Petit Clair

Ziggi Nickel

Laura Richardson

Anita Ramundo

Property Manager

Adam Johnson, Association Management, Inc.

Contact: phone: 301 261 0611

e-mail: asscmg@aol.com

Announcements

Community Yard Sale

Saturday Sept 10th, 8am-1pm (Rain date: Sunday September 11) adjacent to the tot lot /playground area. Call Calise Green 410-757- 5923 to reserve a spot or volunteer to help.

Community Fall Clean Up Weekend

Saturday-Sunday September 17-18th

The Board of Directors recently approved renting a commercial dumpster to be placed adjacent to the playground on Walnut Ridge 9/17-18/05. Please deposit discarded materials in the dumpster. **Do not leave discarded items on the ground if dumpster is full. No hazardous**

waste products are accepted. (computer equipment, paints, liquid chemicals, etc...) If you have a question, contact Adam Johnson, the property manager at 301-261-0611 (48 hrs) prior to the date.

County Bulk Waste Removal

To schedule bulk waste removal at no charge, call AA County Waste Removal at **410- 222-6104**.

Weekly Trash Pickup

Every Tuesday and Friday at curbside. Trash put out prior to 6 pm the night before pickup is in violation of the Community Association guidelines. Use a recycle bin for plastic, metal or glass materials. Yard waste must be clearly marked with an **X** on the bag and separated from household waste. For further information call AA County Waste Removal at **410 222-6100**

Parking and Towing Violations

This community, built in the 1980's, was designed to accommodate 2 vehicles per household. Oh, how we all wish there had been a crystal ball to see into the future! We know we have a predicament. The solutions are limited and parking expansion is costly. Households with more than two vehicles need to make an effort to speak with their neighbors who may not need all their allotted spaces and come to a mutually agreed upon neighborly arrangement. The only other current recourse is to park on Walnut Ridge Drive, which is an AA County owned roadway with alternate side of the street parking enforcement. The AA County police do patrol and violators are subject to ticketing and towing. Check the community web site for current parking guidelines.

New Towing Contractor for Community

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

Try Conflict Resolution...To Solve a Problem

Anne Arundel County maintains a Conflict Resolution Center with trained staff and volunteers who train organizations and can facilitate meetings dealing with conflict resolution for County residents. To learn more about this nonprofit organization, call **410-266-9033**.

Staining Homes or Painting Trim

The correct exterior stain color for siding is Olympic Super Premium Solid Cedar Color Stain (oil-base, recommended for bare wood) or Olympic #59620A Premium Acrylic Solid Color Latex Stain "Solid Cedar" color (recommended for already stained surfaces). Olympic Technical Services can be contacted at **800-235-5020**.

Trim (to include the attached shed doors) must be primed with Bruning #300-29 Exterior Alkyd Primer and Painted with Bruning #315-00 Exterior Semi-Gloss White. Bruning Technical Services can be contacted at **800-852-3636**.

If fences or screening are stained, they must be stained the same color as the town home. Olympic Prime Coat (oil-base) #51480A should be used on bare wood and Olympic #59620A

Premium Acrylic Solid Color Latex Stain, "Solid Color" color on previously treated wood.

Home Improvement Referrals

If you are a handy person who can perform home improvements or have hired a contractor whom you would recommend to other neighbors in the community, e-mail the name and number to, Jake Miller, at Board@WRHOA.org.

Note: *The recommendations and the referral source are not intended to be an endorsement by the Community Association, the Property Manager or the Board of Directors. It is simply a community service.*

Community Landscape Upgrades

The Association's Board of Directors voted earlier this year to expend funds to upgrade, replace, and reseed common areas within the community that have been damaged over the past two years by Mother Nature's wrath. Recent summer storms also took their toll on trees in the community that had to be removed. This fall further landscaping will take place to renew and improve the appearance of our community.

Save Water. ...Plant Drought Resistant Plants

In case you did not notice, the AA County Water Department increased the water rate in July. To conserve water, fix leaking faucets and toilets. Don't let water run unchecked. Use soaker hoses for watering outdoor plants. Plant drought resistant plants to reduce the need to water frequently. Suggested plants: Cosmos, Portulaca, Coleus, Marigolds, Sedum, Iris, etc. Ground cover alternatives to grass are Pachysandra, Mediterranean Heather and Phlox. Best time to plant or transplant shrubs, trees or bulbs is in the fall while roots can establish before winter. If you have any gardening tips send them to the Association web site WRHOA.org.

Playground Looking Good!

The new playground equipment has been in use through out the spring and summer. This investment made from association reserve funds is for the enjoyment of our community residents and their guests. Adult supervision is strongly encouraged at all times. Use of the playground after dark is prohibited. Any suspicious activity should be reported immediately to the police and our Property manager: **301-261-0611**. to prevent the potential for vandalism. A recent inspection identified a manufacturer's flaw in the doublewide slide. This will be repaired. If you notice any damage or have concerns regarding the state of the playground or the equipment, please bring it to the attention of the association's property manager, Adam Johnson, immediately at **301-261-0611**.

Vote to Amend Parking

The Ad Hoc Parking Committee (formed in 2004) spent almost a year reviewing and exploring options and recommendations from engineering companies, County agencies and other town home communities. Earlier this year the Committee brought its recommendations to the Board of Directors. In April 2005 a parking amendment notification went out with the April quarterly Association dues bill asking owners to vote on the amendment change to our Community covenant to create 2 designated parking spaces per residence. *A clear majority in favor of this*

change is required by law for this amendment to take effect and make the necessary changes required in the Community Associations legal documents .

At press time, not all homeowners had responded by voting. Board members and volunteer residents are going door-to-door to distribute and discuss the amendment with those residents who have not voted. It is crucial that the vote be completed and reported on hopefully by the next Board of Directors meeting. Regardless of what you decide, your vote does provide important feedback to the Board and helps determine what additional steps need to be taken to help rectify the parking situation.

Once the vote is complete the Board will communicate the results to all homeowners and tenants with an explanation of any follow up steps or direction to be taken.

Our Zip Code Changed

A new Annapolis postal zip code **21409** for our area went into effect on July 1, 2005. Start now to notify friends and family with whom you communicate about this change. Businesses and companies with whom you maintain accounts will automatically update the zip code change over the next 12 months.

This is your Newsletter

The Community Newsletter is a 100% voluntary effort by a resident of your community. Your ideas and suggestions are welcome. Volunteers to distribute the newsletter are needed ...only 3 times a year and a great way to meet your neighbors! To contribute a short article of benefit to the community *submit by the 15th of the month prior* to the publication schedule by e-mail to www.WRHOA.org

2005-2006 Publication schedule: September -December- April- July

Editor: Anita Ramundo