



# Walnut Ridge

## Community Newsletter

### Fourth Edition - Winter 2009

Walnut Ridge Community Association

Newsletters are also available online at [www.walnutridgeonline.org](http://www.walnutridgeonline.org)

#### Letter from the President

Thanksgiving 2009 has come and gone and left us with many things to be thankful for, indeed. The slumping economy is slowly gaining positive momentum and national employment numbers will hopefully soon indicate a reversal of the trends of the last year. The holiday season is in full swing. Colorful and imaginative decorations are popping up all over the community. Family, friends, and neighbors are busily planning and implementing seasonal visits and festivities. At the time of this writing, we have

even been blessed with a light coating of snow. For those looking forward to a traditional holiday scene, spirits have even become brighter. For those having a difficult time with this wintry mix, please be reminded... it will melt!

Your Board of Directors has experienced another successful year fulfilling its duties of oversight and management. Maintenance of common property, improvement and replacement of landscaping features and trees, and further improvement of the community's web site have been direct results of our volunteered efforts. Please keep in mind that the Board of Directors is a required body of volunteer residents that have been freely donating their time and efforts toward a common goal of the betterment of our community.

That being said, I would like to thank any and all who have contributed in any capacity toward improved living here in Walnut Ridge. Regardless of your beliefs or affiliations, I hope you will share with me a wish for happy and safe holidays ahead.

Warmest regards,  
Edward Rose, President  
Walnut Ridge Community Association

#### In this Issue:

Association Assessment Increase.....	2
Utility (front foot) bills.....	2
Vandalism in Walnut Ridge.....	2
Sign Up for Walnut Ridge News! .....	3
Editor's Corner .....	3
Spring Clean Up.....	3
Snow Removal.....	4
Christmas Trees and Wreaths .....	4
Holiday Trash Pick-Up Reminder.....	4
Board of Directors .....	4
Annual Meeting Reminder .....	5
Recipe .....	5
And the Survey Says .....	5
Walnut Ridge Real Estate.....	6
Holiday Shopping Crime Prevention Tips.....	6
Serving Your Community .....	7
Walnut Ridge Wanderer.....	10
Budget.....	11
Important Phone Numbers.....	12

#### 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.**

## Association Assessment Increase

Homeowners' Association assessments will increase to \$138 per quarter beginning January 1, 2010 and will be reflected on your next statement. Assessments have not been increased since January 2008. The new amount of \$138 per quarter is a 4% increase from the current assessment. This increase is necessary in order to boost our reserve funds and to keep up with rising costs.

The assessments, that are paid by every homeowner in Walnut Ridge, pay for the common area upkeep (grass cutting, tree trimming, liability insurance, street lighting, sidewalk repairs, etc.). They also cover fees for accountant services, legal fees, property management fees and other miscellaneous expenses.

**Assessments are due** on the 1st day of each quarter and are considered late if received after the 15th of the month it is due. If payment is made by check or automatic bill pay, please be sure that your payment is sent to Payment Processing Center, c/o Walnut Ridge HOA, PO Box 105007, Atlanta, GA 30348-5007. Payment may also be made by direct debit or online by visiting [www.dhbader.com](http://www.dhbader.com) and clicking on Payments.

## Vandalism In Walnut Ridge Is Not Tolerated!

Recent vandalism at the playground (graffiti and damage to the swings) has cost you and the community nearly \$400 to repair. Vandalism will not be tolerated ANYWHERE in Walnut Ridge. Please call 9-1-1 immediately if you see *any* crimes in progress at the playground or **anywhere** in our community. If you notice any activities which are odd or out of the ordinary, please trust your instincts and call 9-1-1.

## Important!!

### J & W Utilities & CLT Utilities

### DO NOT IGNORE THESE BILLS!!

Some homeowners will be receiving (or have already received) a bill from either J & W Utilities or from CLT Utilities. These bills, also known as "front foot assessments" or "front foot benefit fees" represent the annual charge (for a term of 30 years, beginning at the inception of our community) to pay back the costs incurred by the developer for the installation of water and sewer lines in our community. Unless this assessment has been paid in full, either by you or the previous homeowner, you, as the homeowner, are responsible for this yearly bill until the expiration of 30 years from the completion of the community or until approximately the year 2020.

Contact information for each of these companies is listed below:

J&W Utilities, Inc.

3027 Bennett Point Road

Queenstown, MD 21658

410-827-8516

CLT Utilities, Inc

1516 Jabez Run

Millersville, MD 21108

410-697-2026

## Recent Community Beautification and Enhancements

Have you noticed the new plantings and landscaping in various locations around our community? Did you also notice the new yellow markers/stakes that have been installed near each speed hump? Those are placed specifically for the snow removal trucks so they can tell where the speed humps are when pushing snow. Please ask your children to leave these markers alone and not to remove them.

## Editor's Corner

Anyone who knows me knows that I am not a big fan of snow. Sure, snow is pretty while it is falling. Sure, it covers the ground with that sterile-looking blanket of white.



Sure, it's somewhat comical to watch the kids trying to make snowmen with barely enough snow to cover the ground. Snow....hmmm.

If you read my article in the last issue, you know that I grew up in "the country" in northern Harford County. In my early years, however, my family lived in the city. Sure, we had snow in the city, but somehow it didn't seem the same as "country snow." Country snow seemed to never get black with exhaust from cars. Country snow lay on the backs of the cows and horses that were in the fields. Country snow blanketed the hillsides and outlined the streams and ponds surrounding the farms.

My first country snow event was the infamous Blizzard of '66. The snow began falling on that cold January day in 1966 and continued to snow, increasing in intensity, throughout the next day. It was cold...really cold. It was windy...really windy. Wind gusts caused white-out conditions. Intense blowing and drifting snow caused the roads to become impassable. My father and a few of our neighbors trekked on foot for 2 miles, sometimes having to walk on the top rail of fences, to get to the local country store for staples such as milk and bread. I thought it would be fun and quite the adventure to walk with them to the store in the snow, but I was not allowed to go along. In reality, I probably wouldn't have lasted the first hour.

After that blizzard of 1966, winters in our home were never without Carnation powdered milk (so we could "make" milk), yeast and flour (so we could make bread), and lots and lots of firewood to keep the fire-place stoked and ready to dry our mittens, gloves and snow suits.

## Spring Clean Up Activities for

### Walnut Ridge Kids

By Michelle Henderson

Responsible, ambitious kids residing in Walnut Ridge from ages 12 to 16 are wanted this Spring (of 2010) to try a new venture that is certain to keep our Community looking great, from a grass roots perspective. The Community Association will pay for a job well done to kids who are willing to take pride in our community by helping with maintenance type tasks such as painting fire curbs, picking up trash, keeping the playground clean, cleaning mailboxes, etc.

Interested? **Parents** should email the Board at [board@walnutridgeonline.org](mailto:board@walnutridgeonline.org) or contact the Association's manager, John Sheehy of D.H. Bader Management at (301) 953-1955 for more information and to get on the list.

## Sign Up for Walnut Ridge News!

Sign up on-line for periodic e-mail bulletins, news, announcements, updates and information about your Walnut Ridge Community. Send an email to [subscribe@walnutridgeonline.org](mailto:subscribe@walnutridgeonline.org) and add the words "Sign Me Up" in the subject line. You will receive an email from mailing list manager [[majordomo@ml.1and1.com](mailto:majordomo@ml.1and1.com)] requesting confirmation of your subscription. Make sure you've unblocked both [ml.1and1.com](http://ml.1and1.com) and [walnutridgeonline.org](http://walnutridgeonline.org) in your spam filter software.

## Wanted: Previous Newsletters

We are looking for previous editions (older than 2006) of the Walnut Ridge Community Association Newsletter. If you happen to have any of these editions, please send an email to [editor@walnutridgeonline.org](mailto:editor@walnutridgeonline.org).



**Snow Removal**

Snow accumulating 3” or more on our private roads (Almond, Hazel Nut, Peach and Tanook) will be removed and salt applied to the roads by the Association’s contracted snow removal company. The County Public Works Department is responsible for removing snow on Walnut Ridge Drive, which is a County-owned road.



Snow removal on sidewalks in the front of homes is the responsibility of the homeowner and should be addressed immediately.

**HOLIDAY TRASH PICK-UP REMINDER!**



Week of Christmas Day: trash collection will occur on SATURDAY, December 26th.

Week of New Year’s Day: trash collection will occur on SATURDAY, January 2nd.

*Walnut Ridge Community Association documents are available on our website.*

*Visit [www.walnutridgeonline.org](http://www.walnutridgeonline.org) and click on Documents.*

**What to do with your Christmas Trees and Wreaths after the Holidays?**

Christmas Trees and Wreaths will be collected for recycling on Tuesdays. Christmas Trees must be free of all ornaments, lights and tree bags. Only natural trees will be collected and trees over 4 feet tall must be cut in half.



**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](mailto:board@walnutridgeonline.org)

**Officers**

- President: Ed Rose
- Vice President: Laura Richardson
- Treasurer: Vacant
- Secretary: Anita Ramundo

**Members at Large**

- Michelle Henderson
- Ziggi Nickel
- Gloria Petit Clair

**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  
[Jsheehy@dhbader.com](mailto:Jsheehy@dhbader.com)  
[www.DHBbader.com](http://www.DHBbader.com)

**Your Newsletter**

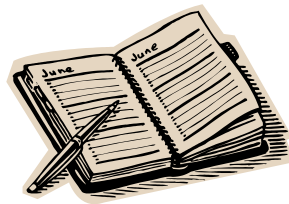
The Walnut Ridge Community Newsletter is published quarterly and is a volunteer effort by residents of Walnut Ridge. If you would like to submit an idea for an article, please send an email to the Editor at [editor@walnutridgeonline.org](mailto:editor@walnutridgeonline.org). The Editor reserves the right to print and/or edit all text.

**The Playground nor any Common Area in Walnut Ridge is NOT A DOG PARK!  
Dogs MUST be on leashes!**

Annual Meeting Reminder

Save The Date!!

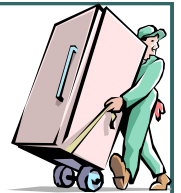
The Annual Meeting of the Association will be held on Thursday, February 18, 2010 at Broadneck High School beginning at 6:30



pm. The purpose of this meeting is to elect seven (7) homeowners to serve on the Board of Directors. Serving on the Board requires a firm commitment to attend monthly meetings and participation in Board related projects. Homeowners with the time and interest to serve should seriously consider running for a position on the Board. Nominations will be accepted from the floor on the evening of the meeting. Whether or not you are interested in serving as a Board member, your attendance at the meeting is important so that the quorum requirement can be met and an official meeting can be held.

**DID YOU KNOW....** That BGE is offering to pick up working refrigerators and freezers, and pay you \$50? You must be a BGE customer. For more information, please visit:

[www.bgerecyclemyoldfridge.com](http://www.bgerecyclemyoldfridge.com)



*And the Survey Says...*

In the latest issue of one of America’s top-rated consumer magazines, according to a survey as to what bugs us most, rated #6 is DOG POOP. So, PICK IT UP, PEOPLE! (By the way, in case you were wondering: #1 in the survey is “hidden fees”.)

**Looking for something fun to do during the Holidays? Check these websites for local events:**

- [www.hometownannapolis.com](http://www.hometownannapolis.com)
- [www.aacc.edu/events](http://www.aacc.edu/events)
- [www.whatsupmag.com](http://www.whatsupmag.com)
- [www.annapolischamber.com](http://www.annapolischamber.com)



**Chewy Walnut Squares**

Ingredients:

- 1 medium egg, unbeaten
- 1 cup brown sugar, packed
- 1 teaspoon vanilla extract
- ½ cup all-purpose flour, sifted
- ¼ teaspoon baking soda
- ¼ teaspoon salt
- 1 cup of walnuts, coarsely chopped

Directions:

- Grease an 8-inch square pan.
- Stir together the egg, brown sugar and vanilla.
- Quickly stir in the flour, baking soda and salt.
- Add the chopped walnuts.
- Spread in pan and bake at 350°F (175°C) for about 18-20 minutes.
- Cut into squares.
- Enjoy!



### WALNUT RIDGE REAL ESTATE

#### Active Listings:

1366 Almond Drive  
 1394 Almond Drive  
 1372 Hazel Nut Court  
 1358 Tanook Court

Average List Price \$255,675



#### Recent Home Sales:

1357 Almond Drive - \$238,900  
 1380 Almond Drive - \$258,000  
 1386 Almond Drive - \$215,000  
 1341 Hazel Nut Court - \$235,000  
 1346 Hazel Nut Court - \$240,000  
 1355 Hazel Nut Court - \$255,000  
 1363 Hazel Nut Court - \$270,000  
 1384 Hazel Nut Court - \$250,000  
 1354 Tanook Court - \$260,000

Average Sale Price \$246,878



**Statistics courtesy of: Ziggi Nickel, Long & Foster Realtors 410-544-4000  
 and taken from MRIS (Metropolitan Regional Information Services)**

### Holiday Shopping Crime Prevention Tips

#### From the Anne Arundel County Police Department

Don't let your holidays be ruined by becoming the victim of a crime. The holiday season is filled with happiness and celebration, but it can also be a time of danger. Unfortunately, there are criminals who use the holidays to target victims who may be distracted by the busy season. During the upcoming holiday shopping season remember to always be aware of your surroundings, and review the following crime prevention tips to help keep safe during the holiday shopping season:

#### Street Robbery - Do's and Don'ts

- Obey the robber's instructions.
- Don't carry your purse loosely around your shoulder.
- Keeping cash in a separate money clip or pouch will allow you to hand it over without sacrificing your credit cards, identification, and personal papers.
- Avoid carrying a purse and keep a wallet in your pocket instead.
- Never wrap a purse strap around your wrist; forcible removal could result in serious personal injury.
- Don't overburden yourself with packages or groceries. Make several trips to your vehicle in necessary, and remember to store packages and valuables out of plain sight.
- Park in well lit areas, and request a security escort if you feel uneasy.
- Be wary of accepting assistance from strangers while loading packages or groceries in your vehicle.
- GIVE UP YOUR PROPERTY NOT YOUR LIFE. Do not risk personal injury for the sake of valuables or cash.
- Make a mental note of the robber's appearance, i.e. height, weight, hair color/style, clothing, etc.
- If possible, take down the vehicle license plate number, a description of the vehicle, and the direction the robber is fleeing.
- Call 9-1-1 and report all crime immediately!

**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](mailto: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.



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**Congratulations to our neighbor at 1393 Almond Drive . . .**



**and our neighbor at 1392 Almond Drive . . .**

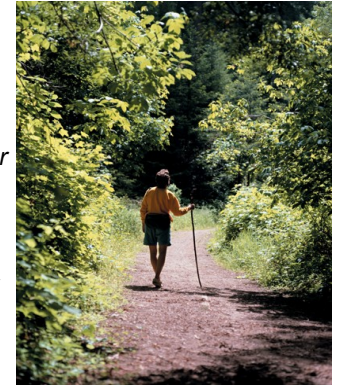


**for having this edition's Holiday Curb Appeal!**



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.)



The Walnut Ridge Wanderer knows that everyone in Walnut Ridge has plenty of holiday spirit. First there was Halloween with the amazing block party at the end of Peach Court. Those folks know how to scare and delight at the same time. How do you get invited to their party?



The display at the corner of Hazel Nut and Hazel Nut was awesome. Saw lots of folks going to the parent-child party put on by the Autism Society. Made you want to walk along the path to the back door. Lots of laughter and good cheer.



Thanksgiving was kind of quiet, people coming and going throughout the day to be with loved ones and sharing a terrific meal. Yeah, I smelled turkey and trimmings as I made my tour. I was ready to drop in and have a bite....or a drink!

Sure enough, folks are putting up the Christmas decorations. Everyone's efforts help to make our community more beautiful at this time of year.

Although we have much to be thankful for, Christmas will be hard for some families this year. No one has been worry free in this economy. We're all making financials adjustments.



The greatest gifts that we can give to one another are our time, our courtesy, our respect, our concern and our love! Being a good neighbor is a true gift. Smiles are free! Being a good listener is free! Offering help is free! Looking out for one another is free!



**HAPPY NEW YEAR 2010!!**

*Walnut Ridge Wanderer*

WALNUT RIDGE COMMUNITY ASSOCIATION  
2010 Approved Budget  
Based on 158 Townhomes at \$138 per Quarter  
This is an Increase of \$5 per Quarter

		2009	2009	2010
		Approved Budget	Estimated/Actual	Approved Budget
		\$133		\$138
<b>INCOME</b>				
6310	Assessment Income	\$ 84,056.00	\$ 84,065.00	\$ 87,216.00
6340	Late Fee Income	\$ 1,725.00	\$ 1,500.00	\$ 1,500.00
6350	Legal Fee Reimbursement	\$ 650.00	\$ 947.00	\$ 1,000.00
6355	Lien Cost Reimbursement	\$ 500.00	\$ 200.00	\$ 200.00
6391	Delinquent Owner Interest	\$ 300.00	\$ 456.00	\$ 450.00
6910	Interest Income - Reserves	\$ 5,200.00	\$ 7,000.00	\$ 7,000.00
6911	Reserve Interest Contribution	\$ (5,200.00)	\$ (7,000.00)	\$ (7,000.00)
6999	Reserve Contribution	\$ (19,920.00)	\$ (19,920.00)	\$ (20,582.00)
<b>TOTAL INCOME</b>		\$ 67,311.00	\$ 67,248.00	\$ 69,784.00
<b>EXPENSES/Administrative</b>				
7010	Management	\$ 27,342.00	\$ 27,342.00	\$ 28,709.00
7140	Audit Fees	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00
7160	Legal Fees	\$ 610.00	\$ 947.00	\$ 1,000.00
7165	Lien Costs	\$ 300.00	\$ 200.00	\$ 200.00
7260	Postage & Mail	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00
7280	Insurance	\$ 1,456.00	\$ 1,491.00	\$ 2,052.00
7400	Printing & Reproduction	\$ 2,400.00	\$ 2,770.00	\$ 2,770.00
7430	Taxes	\$ 500.00	\$ 1,054.00	\$ 200.00
7440	State & Local Income Tax	\$ 250.00	\$ 250.00	\$ 250.00
7890	Misc. Gen. Admin. Expenses	\$ 400.00	\$ 318.00	\$ 325.00
7990	Bad Debt	\$ -	\$ 10,431.00	\$ 300.00
<b>TOTAL ADMIN. EXPENSES</b>		\$ 35,808.00	\$ 47,353.00	\$ 38,356.00
<b>EXPENSES/Utilities</b>				
8910	Electric: Street Lights	\$ 2,100.00	\$ 1,937.00	\$ 2,000.00
<b>TOTAL COMMON AREA EXPENSE</b>		\$ 2,100.00	\$ 1,937.00	\$ 2,000.00
<b>EXPENSES/Common Area</b>				
9610	Lawn Maintenance	\$ 21,600.00	\$ 20,055.00	\$ 21,600.00
9615	Seasonal Plants/Decorations	\$ 930.00	\$ 585.00	\$ 600.00
9620	Grounds Improvements	\$ 873.00	\$ 6,000.00	\$ 1,228.00
9800	Snow Removal	\$ 6,000.00	\$ 9,793.00	\$ 6,000.00
<b>TOTAL COMMON AREA EXPENSE</b>		\$ 29,403.00	\$ 36,433.00	\$ 29,428.00
<b>TOTAL EXPENSES</b>		\$ 67,311.00	\$ 85,723.00	\$ 69,784.00
<b>NET INCOME/(LOSS)</b>		\$ -	\$ (18,475.00)	\$ -

## IMPORTANT NUMBERS

AA County – Main Number .....	410-222-7000
AA County <b>Fire</b> – Emergency Calls .....	911
AA County <b>Fire</b> – Non-Emergency .....	410-222-8300
AA County <b>Police</b> -Emergency .....	911
AA County <b>Police</b> – Non-Emergency .....	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
Annapolis City <b>Police</b> .....	410-268-9000
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
Cape St. Claire Volunteer <b>Fire</b> Department .....	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
Maryland State <b>Police</b> Headquarters .....	410-653-4200
North County Towing .....	410-255-4494
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 .....	410-255-4494
Trash Pickup Problems .....	410-222-6104
Water and Sewer Bills .....	410-222-1144
Water & Sewer Emergencies (no water) .....	410-222-8400