

# **Walnut Ridge Community Newsletter**

**2<sup>nd</sup> edition January 2006**

## **Property Manager**

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## **Contact Information:**

**Web site:** [WWW.WRHOA.org](http://WWW.WRHOA.org)  
**E-mail:** [board@WRHOA.org](mailto:board@WRHOA.org)

## **Officers**

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

## **Members-at-large (current)**

Sean Mays  
Gloria Petit Clair  
Ziggi Nickel  
Jacob Miller  
Laura Richardson  
Anita Ramundo

## **General Meeting & Annual Board Elections**

The 1<sup>st</sup> general WRHOA Community Meeting for 2006 will take place at the Broadneck Public Library on **Tuesday February 21st**, 7pm in the community meeting room. A summary report of the Associations 2005 activities will be available and the annual election of Board Members will take place at this time.

Any homeowner interested in serving as a Board member for the coming year can submit their name to the Association manager, Adam Johnson, by mail, phone, or e-mail prior to the **February 21<sup>st</sup>** meeting. Nominations may also be made at the meeting prior to the election. Newcomers are especially welcome. Attendance at monthly board meetings is expected. It amounts to approximately 2-4 hours of your time per month and is an excellent opportunity to learn about association management, and your neighbors and contribute to your community.

## **Let It snow**

Its that time of year again! Snow falls of 3" or more will be automatically removed by the contracted snow removal company (Increte of Maryland, Inc.). Residents can help by removing snow or slush from the walkways and steps in front of their residence. The County Public Works Dept is responsible for clearing the main roadway Walnut Ridge Drive, which is a county road. They will also put out a sand barrel at the crest of the roadway for the winter season.

## **Parking Amendment Results**

After a year of time and research by board members and interested residents alike, the parking space amendment vote was completed in September 2005. The parking committee chair, Jacob Miller, at the October 19, 2005 board meeting, reported the vote results. 87 voted in favor, 22 not in favor and 49

abstained. The ballots were then turned over to the Association's attorney who prepared the necessary documents for the amendment to be legally recorded among the County Land Records.

In the spring (2006) the Board will request bids and hire a contractor to reseal, renumber and re-stripe the parking spaces and lanes throughout the community. The contractor will be provided with a 'plat ' detailing the spaces. Community notices will be posted prior to the work beginning. Each household will be allotted 2 spaces identified with the house number. The Association will make every effort to align the spaces close to the residence. Where additional spaces exist the term "visitor" will appear.

### **Use Community Green Space for Parking**

This suggestion has been raised many times before. Converting community green space into parking lot (such as the green space by the playground) is prohibited by existing County and State law. The County approved development 20 plus years ago on condition that a percentage of the community is preserved as 'green space'. Two decades of county wide development and increased property values have made town home communities permanent housing rather than transitional housing and the numbers of cars per household in many cases exceeds the space available. This situation is a common problem among many communities such as ours.

### **Community Survey**

In an effort to reestablish the property lines between community and residential property, the Board collected bids and hired a civil engineering firm to survey each cluster of town homes in the community. You may have noticed the ground stakes already. Iron pins will be installed to mark the 4 corners of each cluster of units in the community. The surveying will be completed by the end of January. Moving forward, this will help the Association to address and clarify issues and concerns related to community space, access and fencing.

### **Storage Shed Guidelines**

According to the Association's Architectural & Environmental guideline, permanent sheds cannot exceed 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.

### **Identify Electric & Phone Lines**

Recently BGE power and Verizon phone service technicians responding to service calls have been confused by the placement of meter and phone boxes outside of some town homes in the community. It is strongly suggested that you mark the house number with a permanent marker on the meter box and telephone network interface box. It is not unusual for a service technician to call when no one is at home. This will alleviate confusion and unintentional service

disruption. You might also want to post small house numbers on the rear of your home, especially if you are a middle unit. This can save valuable time in a fire or medical emergency.

### **Spring Clean Up Weekend**

Plan ahead ....the Association will rent a dumpster and put in place adjacent to the community space at the top of Walnut Ridge **Friday – Sunday March 17-19th** for residents' use. Do not leave discarded items on the ground if dumpster is full. Do not fill dumpster higher than the sides. Do not continue to fill the dumpster without closing the door first. No hazardous waste products are accepted. (computer equipment, electronics, paints, liquid chemicals, tires, etc...) If you have a question, contact Adam Johnson, the Property Manager at 301-261-0611 (48 hrs) prior to the date.

### **New Towing Contractor for Community**

The Association has arranged for the towing of illegally parked vehicles by North County Towing  
8009 Jumpers Hole Road, Ste. 12  
Pasadena, MD 21133  
410-760-3332

### **County Bulk Waste Removal**

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

### **Weekly Trash Pickup**

Tuesday and Friday at curbside. 4 cans max. Trash cannot be put out prior to 6 pm the evening prior to pick up. Timely removal of trashcans and recycle bins is also required. Recycle for plastic, metal or glass materials are picked up on Tuesdays. For further information, call AA County Waste Removal at 410 222-6100

### **Update on Exterior Inspections**

The annual inspections of exteriors for all properties in the community have been completed. Notices were sent where indicated. Please notify the property manager of repair work completed or if an extension is needed. All homes require routine maintenance. Receiving a notice should not be viewed as a punitive judgment. As a community we all benefit when the neighborhood is kept in good repair, especially when you consider the rise in property values over the past four years.

### **Home Improvement Referrals**

If you wish to recommend a handy man or contractor you hired 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.*

### **Association Dues**

Quarterly statements are mailed to property owners (not tenants). Association dues can be paid outright at the beginning of a year or on a quarterly basis. Delinquent dues are subject to legal action and late fee charges. It is the Board of Directors' responsibility to review the budget annually and make sure the revenues received are adequate to cover all fixed and projected expenses. The property manager working with the Association Board President and Treasurer is responsible for the timely payment of contracted services throughout the year, such as legal expenses, roadway lighting, insurance, taxes etc. The Association also has a legal obligation to maintain reserve funds for repairs and periodic improvements to the community-at-large. If you wish to gain a better understanding of the financial obligations of your homeowners association you can contact the Property Manager for further information. The schedule of statements for 2006 is:

<b>1<sup>st</sup> quarter (January –March)</b>	<b>due 1/31/06</b>
<b>2<sup>nd</sup> quarter (April-June)</b>	<b>due 4/30/06</b>
<b>3<sup>rd</sup> quarter (July-Sept.)</b>	<b>due 7/31/06</b>
<b>4<sup>th</sup> quarter (Oct.- Dec.)</b>	<b>due 10/31/06</b>

### **AACC Offers Homeowner Association Course**

Anne Arundel Community College will be offering a 4-session non-credit course entitled, Homeowner/Community Association Management (CMD-368) on **Saturdays March 4-25, 2006**, 9:30-11:30am at the West County Public Library in Odenton. Tuition is \$53.00. This is an excellent and informative course taught by an experienced association attorney. Participants will gain a greater understanding of the federal, state and local municipality requirements for operating an association. For further information on how to register call the college at 410-777-2325.

### **Our Zip Code**

The postal zip code 21409 for our area went into effect on July 1, 2005. Make sure you notify all friends, family and vendors of zip code change by July 2006.

### **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 always needed ...its a great way to meet your neighbors! To contribute a short article of benefit to the community e-mail: **www.WRHOA.org**  
Publication deadline: March 15 for April – June 2006 issue  
Attn: Anita Ramundo, editor