

# **Walnut Ridge Community Newsletter**

## **3rd Edition June 2006**

**Property Management:** DH Bader Management Services, Inc.

**Contact Information:** 14435 Cherry Lane. Ct., Suite 210, Laurel, MD 20707

**Website:** www.dhbader.com

### **Association contact Information:**

**Website:** WWW.WRHOA.org

**E-mail:** board@WRHOA.org

### **Association Officers (Jan 06-07)**

Ed Rose- President

Jacob Miller – Vice President

Bryan Moores- Recording Secretary

Bruce Johnson – Treasurer

### **At-Large Members**

Sean Mays

Gloria Petit Clair

Ziggi Nickel

Laura Richardson

Anita Ramundo

### ***Newcomers Welcome.***

*Welcome to all new residents who have made Walnut Ridge their home thus far in 2006. This newsletter is intended to communicate and inform the community. We encourage all residents to share their suggestions and concerns with the property management or board via phone, e-mail or by attending a monthly board meeting. Familiarize yourself with the community guidelines and the residents who serve as your community's volunteer leaders in an effort to make this community a desirable place to live.*

### **Repaving of Community Roadways & Parking Areas**

Final arrangements are being made with a contractor to reseal, renumber and re-stripe the parking spaces and roadways throughout the community. Expect the contractor to be on-site for several days starting in late June. Community notices will be distributed to each household prior to the start date detailing how the work will proceed. All vehicles will have to be moved temporarily while the work is in progress. Each residence will have 2 spaces identified with the house number. Every effort is being made to align the spaces with the residence. Where additional parking spaces exist the term "visitor" will be painted for the temporary use by visitors and guests.

### **Update on Exterior Inspections**

The annual inspections of exteriors for all properties will soon take place. D.H. Bader Management Services, Inc. will be mailing out notification prior to the inspection. They will also mail results to each resident/ homeowner and identify repair work as 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 in the past 3-5 years.

### **Whose Exterior Wall is it?**

There has been some confusion expressed by residents regarding the exterior design of the town homes in our community and which resident is responsible for maintaining and painting the 'jut out' walls that divide two properties. Here is a suggested way to approach the dilemma. If you were to drill through the wall whose interior wall would you go through? If the answer is your own, then that wall is your responsibility, even if it faces your neighbor's yard. The neighborly and courteous thing to do is to alert your neighbor in advance of any exterior painting and address the issue at that time.

### **Mosquitoes - Fight the Bite**

Every homeowner should have received a letter from the Maryland Department of Agriculture in May indicating the mosquito control monitoring measures that will be in effect on Tuesday evenings after 7pm. ULV spray application will take place if the count dictates it. For additional information call 410 841 5870.

The single most effective way to reduce the risk of mosquito bites is to reduce the amount of standing water, habitat for mosquito larvae, in the community. It takes only a half a teaspoon of water to support dozens of mosquitoes. Find those breeding sites and dump them out weekly, so you can enjoy your yard all summer long. A mosquito will bite the hand that feeds it. By following these simple suggestions each of us can contribute to a lower mosquito population.

### **Preventative measures to take for managing mosquitoes and protecting yourself from bites.**

- Clear clogged rain gutters
  
- Remove standing water from flowerpots, tarps, trash and recycling bins, toys, flexible drainpipe, coolers, and other containers
  
- Change bird bath water (once a week)
  
- Treat ornamental water gardens with mosquito dunks (available at hardware stores), or a safe biological mosquito larvicide
  
- Remove unnecessary water-holding containers
  
- Fix leaky watering equipment

### **Protect yourself from Mosquito Bites:**

- Avoid unnecessary outdoor activities at dawn and dusk when mosquitoes are most active
- Use insect repellent according to label directions
  
- Wear light clothing, long pants, long-sleeved shirts and hats when outdoors

### **Prevent Community Vandalism**

All residents are asked to be alert to suspicious behavior such as, unsupervised youth gathering on the playground after dark, cars and drivers sitting along roadways, etc. You are asked to report any such activity to the Anne Arundel County Police by dialing 911. We all desire to live in a safe community, but we need to work together to achieve it.

### **Community Property Survey**

The civil engineering firm completed its survey of each cluster of town homes in the community earlier this spring. Stakes (iron pins) were installed in the ground to mark the 4 corners of each set of units in the community. This was done to help the Association re-establish and identify what is community space for access and issues related to fencing.

### **Storage Shed Guidelines**

According to the Association's Architectural & Environmental guidelines, 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**

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.

### **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.

If you observe a chronic violation of the parking guidelines contact John Sheehy, Property Manager at D. H. Bader Management Services call 301-953-1955 weekdays.

### **Weekly Trash Pickup**

The Association guidelines state that trash cannot be put out prior to 6 pm the evening prior to pick up. Tuesday and Friday. 4 cans max. Timely removal of trashcans and recycle bins is also required. Recycle for plastic, metal or glass

materials is on Tuesdays. For further information, call AA County Waste Removal at 410 222-6100.

### **County Bulk Waste Removal**

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

### **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**

D.H. Bader Property Management has assumed responsibility for mailing out quarterly statements 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 handled by the legal firm of Michael Neal and Associates.

It is the Board of Directors' responsibility to review the budget annually and ensure that revenues received are adequate to cover all fixed and projected expenses. The Board anticipates that due to rising operating costs dues will increase by 10% effective July 2006.

Association dues go to off set legal expenses, roadway lighting, lawn care, snow removal, 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 the remainder of 2006 is:

<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>

### **Our Zip Code**

Effective since July 2005, the new postal zip code for our area **21409**

### **Your Newsletter**

The WRHOA Community Newsletter is a 100% voluntary effort by residents of your community. Volunteers to distribute the newsletter are always needed ...it's a great way to meet your neighbors! To contribute a short article of benefit to the community send it via e-mail to: **board@WRHOA.org**

Next Publication deadline: September 15, 2006, attn: Anita Ramundo, editor