



Office Hours: Monday – Friday 6:00 – 9:00 pm Saturday and Sunday: 7:00 am – Noon. Occasional alternative hours required

Greeting my fellow Walden Woods neighbors!

Despite the fact that Punxsutawney Phil lied to us (it's 9°F as I write this), spring will hopefully be right around the corner. The advent of spring of course, means it is time for the Walden Woods Annual Meeting on March 20<sup>th</sup>. While you can come to the Board with concerns or suggestions about our community at any time, this is the meeting required by Article III, Section 1 of the By-laws.

As part of the Annual Meeting, we are looking for new Board members. If you are interested in becoming more involved in our community, or even just learning more about how our Board works, this is your opportunity. Just let Cheryl know.

Once the weather clears (and it will...eventually), we will begin our spring projects. The biggest of these is to replace the trees at the front entrance. We will also be continuing our efforts this summer to enforce the Environmental Protection Board (EPB) rules. This summer we'll be focusing on cleaning siding, fixing up yards, and trimming shrubs around lights and signs.

Finally, be sure to check our website regularly ([www.wwcsa.com](http://www.wwcsa.com)) and our Facebook page (Walden Woods Community – North Fayette, Pa) to see what's going on, drop us a line with some suggestions, or thank the volunteers who give so much of their time.

Thank you for your time and have a wonderful spring!  
--JoAnn

## **2019 ANNUAL MEETING**

WHO: Walden Woods Homeowners and Residents  
WHAT: Annual CSA Meeting March 20, 2019  
WHEN: 7:00 pm  
WHERE: CSA Office  
WHY: To provide information and answers to your questions

There is one Board of Director position available this year.



### **New Website**

The new Walden Woods CSA website is up and running. Check it out for updates and announcements.

You can visit the site at: <http://wwcsa.com> .

Let us know what you would like to see on the website. Your suggestions are always welcomed and appreciated

## **ENVIRONMENT PROTECTION BOARD**

It is the duty of the Environment Protection Board (EPB) to protect the aesthetic beauty, safety, and well-being of the community thereby protecting property values according to the Declarations, By Laws and Policy Resolutions.

A copy of these documents is available for your review and reference on our website: <http://wwcsa.com>

Also available on line is the Request for Review form which is required prior to any type of work being done to your property and landscaping.

For your convenience, this form can be completed and mailed, scanned, emailed or dropped off. Once received in the office, the form will be scanned over to the EPB for their review.

EPB will be focusing on the location of trash/recycling cans, condition of the home, maintenance of the property and removal of holiday decorations in addition to all other violations.

Please remember, a well maintained home not only keeps your property value up, but your neighbors as well.



### **2019 ASSESSMENT FEES FOR THE COMMUNITY**

2019 Assessment Fees have not increased for this year. There is a \$1.00 per month processing fee for payment made on a monthly basis.

Please remember to change your automatic payments to reflect the new monthly amounts if necessary.

Coupons are available on the website: <http://wwcsa.com> or at the office.



The Annual Community Yard Sale – this year will be on May 18<sup>th</sup> and 19<sup>th</sup> from 8:00 – 3:00. If you have not started to purge those unwanted items from your garage, this would be a great time to do so. Great opportunity to pick up some items for those heading off to college or moving into their own home and make extra cash de-cluttering at the same time.



### **Egg Hunt**

North Fayette Community Center  
and Donaldson Park

April 13, 2019 at 11:00 – 2:00



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**THIS PROXY MUST BE AT THE WALDEN WOODS CSA OFFICE 24 HOURS  
PRIOR TO THE ANNUAL MEETING TO BE VALID**

WALDEN WOODS COMMUNITY SERVICES ASSOCIATIONS PROXY BALLOT

I, (CSA Member) \_\_\_\_\_, hereby authorize the person whose name and signature appear below to act as my proxy (proxy-holder) and cast my vote on any issue requiring a vote of the Walden Woods Community Services Association membership, which is presented at either a special or an annual meeting, including all adjournments thereof, occurring during the term of this proxy (stated below) including, but not limited to, the election of a Board of Directors. This proxy may also be used to establish a quorum at any such meeting.

**TERM** – The term of this proxy document shall extend from the date it is signed by the CSA member for 12 months or until revoked in writing by me.

**REVOCACTION** – This proxy may be revoked by a written request of the CSA member at any time during the term noted above and shall automatically cease if the CSA member conveys his lot or terminates his occupancy as the case may be. This proxy shall be deemed suspended for the duration of a meeting should the CSA member whose signature appears below choose to attend said meeting in person.

**RATIFICATION** – I hereby ratify and confirm all that the proxy -holder shall lawfully do by virtue hereby, and revoke all former proxies given upon the above lot.

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SIGNATURE OF CSA MEMBER	ADDRESS	DATE
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PROXY-HOLDER'S NAME	PROXY-HOLDER'S SIGNATURE	DATE
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**\*President, Walden Woods C.S.A., Inc.\***

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\*If said office is vacant then the proxy holder is the Secretary, Walden Woods C.S.A., Inc.

DESIGNATE BY AN (X) HOW YOUR PROXY MAY BE USED:

OPEN MEETING ( )

DESIGNATED CSA PROXY—HOLDER WILL USE TO VOTE ( )

VOTE FOR THE CANDIDATES YOU INDICATED BELOW ( )

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**2019 WALDEN WOODS CSA ELECTION BALLOT**

I AM THE:

OWNER/OCCUPANT

OWNER

OCCUPANT

2 VOTES

1 VOTE

1 VOTE

Per Board Vacancies

Per Board Vacancies

Per Board Vacancies

CHOOSE AS MANY AS 3 CANDIDATES, INDICATE WITH X . WRITE-IN VOTES ARE ACCEPTABLE. YOU MAY NOT CAST MULTIPLE VOTES FOR ONE CANDIDATE:

JoAnn Truchan ( )

Chris Zizak ( )

Write in:

( ) \_\_\_\_\_

( ) \_\_\_\_\_

( ) \_\_\_\_\_