



April 2021 / Community News

email: wwcsa@outlook.com website: <http://wwcsa.com>

Office address: 7900 Steubenville Pike * Suite 20 * Imperial PA 15126

724-695-8100

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

Greetings — Walden Woods neighbors!

I would like to first thank Mike Pouch, Erin Carlisle, and Dwayne Romano for their many years of service to the WWCSA Board. I would also like to welcome Stefan and Lex as Directors and our additional EPB (Environmental Protection Board) volunteers who are bringing some fresh new ideas to the table. We have some exciting projects coming up.

First, we are planning on replacing the basketball hoops on the court near the pavilion. I know many people use them, they've been in disrepair for some time, so this should be a nice upgrade for the neighborhood.

Second, we need to do some maintenance at the small playground — namely replace the mulch. We would love to make this a Walden Woods Community Project, so if you have a wheelbarrow or just want to help out, keep your eyes on our website and the Facebook page for updates and info.

Third, we have some new ideas for EPB that we'll be rolling out over the summer. We're planning to get new trees along Walden Commons and resurfacing the roads near the townhomes — amongst other beautification projects.

In the longer-longer term, we're looking at re-developing the entrance to the pavilion area to make it easier to access. As the weather gets nicer, I want to remind everyone not to dump grass clippings or other yard debris in the drainage ditches between homes. Spring and summer bring rain, and if these drains are not clear, flooding can quickly occur.

Please remember that the speed limit in Walden Woods is 20 mph and that those red octagonal signs mean STOP. Kids of all ages are outside playing, and we want to maintain the safe community we have built, please drive thoughtfully.

Finally, be respectful of your neighbors — especially their parking spaces. The parking lot near the condos is for the condo residents. The parking in front of the townhomes without garages is their property.

I hope everyone has a wonderful summer, and I look forward to seeing all of the beautiful spring and summer blooms in your yards. As always, if you have ideas or suggestions for the WWCSA, please pass them along. — JoAnn

2021 ANNUAL MEETING

- WHO: Walden Woods Homeowners and Residents
- WHAT: Annual CSA Meeting May 19, 2021
- WHEN: 7:00 pm
- WHERE: ZOOM call in
- WHY: To provide information and answers to your questions

Please notify the office that you are interested in participating in the ZOOM meeting for log on information.

There is one Board of Director position available this year.



Website

The 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



ENVIRONMENTAL PROTECTION BOARD

It is the duty of the Environmental 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 Board/EPB for their review. Please include a copy of your plot plan as required.

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.



2021 ASSESSMENT FEES FOR THE COMMUNITY

2021 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: \$21.00 SF/Condo or \$42.00 Town homes

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

There is a \$2.00 late fee for payments received after the 14th.



The Annual Community Yard Sale – this year will be on May 22nd & 23rd 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.

Walden Woods will be updating the small playground area with new, fresh mulch on June 5th (rain date June 6). Time to be determined.

We would like to enlist volunteers from the community to help with this project. Rakes, wheel barrels and helping hand are requested to move the mulch down to the playground area.

We will be offering snacks and drinks during the project.

Call or email the office if you would like to help!

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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.

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.

*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 ()

2021 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:

Jeanne Matucheski ()

Stefan Krupski ()

Write in:

() _____

() _____

() _____