

WALDEN WOODS, CSA COMMUNITY NEWS

MARCH 2022

THE ANNUAL COMMUNITY YARD SALE



This year the Annual Community Yard Sale will be on May 21st & 22nd 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.

A RECENT SUCCESS

Last summer the CSA launched a new, completely anonymous EPB violation reporting system on our website. The system started in June, and has been a success.

The end of the year, 100 violations were received and actions were taken to correct them. If you notice a property in violation of our Bylaws, the link can be found on the home page of our website, <http://wwcsa.com>.



2022 ANNUAL MEETING

WHO: Walden Woods Homeowners and Tenants
WHAT: Annual CSA Meeting March 16, 2022
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 are Board of Director positions available this year.

Are you ready to be a voice and face for your community?

The Proxy is available on our website as well as in the office for your use.

*“You have two hands, One to help yourself, the
Second to help others”*

2022 DUES REMINDER

Single family homes and Condos Units: Monthly payments are \$23.00 per month.

Quarterly payments are \$66.00.

Townhomes:

Monthly payments are \$46.00 per month.

Quarterly payments are \$135.00

Quarterly payment due dates for 2022 are January 14, April 14, July 14 and October 14. (For those paying monthly, the due date remains the 14 of each month.) Payments received after the due date will be assessed a \$2.00 late fee per month.

Please make sure you change the amount due on your automatic Bill Pay account.



PRESIDENTS COLUMN

Greetings fellow Walden Woods neighbors!

I hope everyone had a nice holiday season, and if you don't love the snow, could at least appreciate some of the beauty in the ice-glazed trees.

We finally are moving forward with our new EPB and Capital Improvements committees. Some of the projects we are considering are an improvement to the entrance to the pavilion area, a walking/running track up in the old ball field, reorganizing the parking areas along Walden Commons, updating the walking trails, and finally replacing some of the we've had to cut down the past few years. I don't know if any or all of these can be completed this year, but we're certainly going to try. If you have other suggestions, if you know someone with expertise in helping with some of these suggested improvements, or (better yet) if you would like to join one of these committees, please contact the office.

As the weather gets nicer, I do want to give everyone some reminders:

- Please don't dump grass clippings or other yard debris in the drainage ditches between the homes. With rain comes flooding if these drains are not kept clear, and your dues have to go towards cleaning them.
- Remember that the speed limit in Walden Woods is 20 mph, and that those red octagonal signs mean STOP. With more kids (of all ages) out, we want this to be a safe community.
- Please pick up after your pets.
- And finally, be respectful of your neighbors – especially their parking spaces. The parking lot near the condos are for the condo residents, and 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 wonderful spring and summer blooms in your yards. As always, if you have ideas or suggestions for the WWCSA, please pass them along.

-JoAnn



The Friends of the Library, a volunteer group that supports the Western Allegheny Community Library, will now be caring for the Little Free Library located near the main Walden Woods entrance on Evergreen Run. Little Free Libraries are a "take a book, return a book" free book exchange. Two other Little Free Libraries are located throughout the West A Community, one in the Oakdale Parklet on Noblestown Road and one in Findlay Township at the Findlay Community Center. Additionally, as part of a collaboration with Mr. Neurohr's class at the high school, they will be installing two new Little Free Libraries, one in Findlay Township and one in North Fayette Township. More information on these two new Little Free Libraries is forthcoming. All of the Little Free Libraries will be restocked monthly with both print and audio books for all ages. For more information or to join the Friends group, please contact them at wacfriends@gmail.com.

NEIGHBORHOOD IMPROVEMENTS

To continue the process of improving the look of our neighborhood, the EPB will examine every property in Walden Woods this year. The past few years may have been challenging, but we must now address properties that may be decreasing the look and property values of our community. The EPB will specifically be looking for items like worn or peeling paint, deteriorating roofing and siding, mold and mildew on the exterior of the property, visible trash or recycling cans in the front or side of the property and any other items that may detract from the beauty of our neighborhood. All of these items are the responsibility of the homeowner to maintain, as noted in the Bylaws and Policy Resolutions we all agreed to when purchasing our homes.

This is a rather large task to complete. If you would like to help, please consider joining the EPB board. Regular meetings are conducted by Zoom and EPB members remain completely anonymous. To join, please contact the CSA office at 724-695-8100 or by email: wwcsa@outlook.com.