WALDEN WOODS, CSA
COMMUNITY NEWS

EPB VIOLATION REPORTING FORM

If you notice a property in violation of our Bylaws and Policy Resolutions, there is a completly anonymous reporting form on the website: http://wwcsa.com that you can complete and submit.

THE ANNUAL COMMUNITY YARD SALE

This year the Annual Community Yard Sale will be
May 20st & 21nd
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 decluttering at the same time.

THE CSA ANNUAL MEETING

WHO: Walden Woods Homeowners and Tenants
WHAT: Annual CSA Meeting March 15, 2023
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 at least 24 hours prior to the meeting.

There are two Board of Director positions available this year.

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

"You have two hands, One to help yourself, the Second to help others"

2023 DUES REMINDER

Single family homes and Condos Units:
Monthly payments are $23.00 per month.
Quarterly payments are $66.00
Yearly payment is $264.00

Townhomes:
Monthly payments are $46.00 per month.
Quarterly payments are $135.00
Yearly payment is $540.00

Quarterly payment due dates for 2023 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 have the 2023 amount on your automatic Bill Pay account.
Walden Woods accepts cash, cashier checks, personal checks as well as Bill Payments. With Bill Pay you never need to worry about having stamps or an envelope on hand.

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 through the day of the special or annual meeting.

REVOCATION-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 of 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-The CSA member hereby ratifies and confirms all that the proxy-holder shall lawfully do by virtue hereby, and revokes all former proxies given to note upon the above lot.

SIGNATURE OF CSA MEMBER ADDRESS DATE

PROXY-HOLDER'S NAME PROXY-HOLDER'S SIGNATURE DATE

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 ( )

2023 WALDEN WOODS CSA ELECTION BALLOT

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:

David Abijanac ( ) Alexis Cuervo ( ) Walt Sobczak ( )

Write in:

( ) _____

( ) _____

( ) _____

FOR OFFICE USE ONLY: Paid to date: Yes ( ) No ( )