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Greetings and Happy Holidays to all residents of Walden Woods!

What a year we've had! The good news is that it's almost over. And to help ease the passing of 2020, I'm happy to say that there will be no dues increase for 2021. I strongly encourage you to update your information with the WWCSA office, notably your email address, as this makes it easier to get information to you, and it saves us money on postage. And please be sure to check our website occasionally.

A couple of quick reminders: With all of the leaves falling, the WWCSA Board would like to ask everyone to be careful in disposing of leaves. Do not dump them or any other lawn debris in the drainage ditches around the community, there have been some flooding issues that we are trying to correct. Remember to please pick up after your pets. Please remember that the parking in front of the townhomes on Bayberry Lane/Timber Trail & Walden Way is for those townhome residents.

While this has undoubtedly been a tough year, there were some bright spots. I think the food trucks were a tremendous success. Thank you, Mr. Landry, for setting it up. Not only did we get some great food and community, but we also helped out some small businesses in need. We will keep you posted when we do it again.

Our first Halloween decorating contest was a great success. It was hard to narrow the winners down, but it was a lot of fun. I hope the Merry & Bright Holiday Light Contest is as much fun. We've had so much trouble narrowing down the past winners that we decided to expand the contest to first and second place in each category. After this past year, we need all the merry & bright cheer we can get. I can't wait to see what everyone does. Merry and Bright Judging will be December 19th!

Finally, on Saturday, December 12th, Santa Claus is coming to Walden Woods. Look for him being escorted the North Fayette Township Volunteer Fire Department between 9:30 and 10:30 am. While Santa will have to maintain social distance (we don't want him getting sick before Christmas), kids of every age are welcome to come out and greet him.

In the meantime, I look forward to seeing all of the beautiful decorations and true holiday spirit that I've so come to love in Walden Woods. On behalf of the Board, I wish all of you a Merry Christmas and a Happy New Year!

—JoAnn Truchan - President, Walden Woods CSA

Ho Ho Ho



Saturday, December 12th, brings to Walden Woods a visit from Santa Claus. Look for him being escorted by the North Fayette Township Volunteer Fire Department between 9:30 and 10:30 am. Kids from every age are welcome to come out and greet him.

MERRY and BRIGHT CONTEST Judging will be Saturday Dec 19th!

It's Walden Woods 6th Annual Decorating Contest. Judges will be making their rounds through the neighborhood to find those exceptional homes that exhibit Merriest decorations and the Brightest decorations.

Each class of home will have 1st & 2nd place winners in each category. So get out your lights, music or decorations and help light up the community. Send us your pictures so we can post them on the Facebook page for others to see.

*Sorry—No repeat winners.



[HTTP://WWCSA.COM](http://wwcsa.com)

Stay up to date, visit the Walden Woods Community Service Association website. WWCSA.COM has information on upcoming events like the Halloween and Merry & Bright Holiday Decorating Contests, Santa and Easter Bunny visits, and yes...Food Trucks! It also has information on quarterly association dues, annual budget, and links to valuable forms. And more! WWCSA.COM is managed exclusively by the CSA. As a reminder, there are similar sites on Facebook and NextDoor which are operated by residents, and not the CSA. The only OFFICAL site is WWCSA.COM. Please check it frequently.



2021 DUES UPDATE

At our recent budget meeting, the Board of Directors decided to **keep the 2021 dues the same as 2020**. In an effort to reduce costs, in 2021 Walden Woods CSA will offer residents a quarterly payment program. For those who prefer to continue monthly payments, there will be a \$1 processing fee per month in addition to the monthly dues.

Single family homes and condos:

Quarterly payments will be \$60.00 (\$20.00 per month x 3 months = \$60.00). Monthly payments will be \$20.00 plus a \$1.00 processing fee.

Townhomes:

Quarterly payments will be \$123.00 (\$41.00 per month x 3 months = \$123.00). Monthly payments will be \$41.00 plus a \$1.00 processing fee.

Quarterly payment due dates for 2021 are **January 14, April 14, July 14 and October 14**. (For those paying monthly, the due date remains the 14th of each month.) Payments received after the due date will be assessed a \$2.00 late fee per month.

Additionally, coupon books will no longer be mailed. If you prefer to use a coupon, you may download one from our website, <http://wwcsa.com>. Individuals without internet access may pick up a copy at the CSA office during normal CSA business hours (Monday-Friday 6-9PM, Saturdays 7AM-noon). There are some alternative work hours.



2021 Budget on the Web

The 2021 Budget is available for your review on our website:

<http://wwcsa.com>

Visit the website often for updates.

Please submit your email address or changes to the office.

How can you pay your Monthly Dues?

Dues may be paid by check, cash, cashier check or electric funds transfer (EFT) using bill pay through your bank. If you elect to set up electronic payments through your bank, you will need the following information:

CSA phone number – 724-695-8100

CSA address – Walden Woods CSA
7900 Steubenville Pike,
Suite 20
Imperial, PA 15126

Your account number is two letters from the name of your street and your house number. (example: WW00999).

Thank you for your cooperation in helping us keep costs down to serve our community



2021 EPB Violation Enforcement

Would you like to help beautify Walden Woods?

If you would like to be a part of the solution, we would love to have your assistance. We are currently looking for volunteers to join the EPB. **Your participation will remain completely anonymous.** Please contact the office if you would like to help.

To keep our neighborhood appealing and preserve property values, we all share a responsibility maintain our homes and abide by the Walden Woods Declarations, By-Laws and Policy Resolutions. As a reminder, when we all purchased our homes, we signed a legal agreement that outlines how our properties are maintained. Some have strayed from those requirements, and as a result, our neighborhood has declined both in appearance and value. It is the responsibility of the EPB to ensure those regulations stand. As such, the Board of Directors and EPB will increase enforcement in 2021.

The goal was to start the project this year, but 2020 was very challenging. Beginning this spring, the EPB will visit every property in our community to visually inspect our homes exteriors. We will be looking for the most prominent and impactful violations. They include: trash and recycling cans stored in the front or sides, peeling paint, missing siding, moss and mold on siding, lack of lawn/shrub maintenance, and trees and shrubs obscuring street lights and signs.

Additionally, we are asking everyone in Walden Woods to look at the exterior of their homes. If you identify any of the violations listed in our Bylaws, please look for ways to bring your property into compliance. Ignoring these violations could lead to fines or worse. But it is not our goal to make money. We want Walden Woods to be an attractive community and to maintain property values for every resident.

Walden Woods CSA
7900 Steubenville Pike, Suite 20, Imperial PA 15126
724-695-8100 wwcsa@outlook.com <http://wwcsa.com>

Copies of our Bylaws, EPB forms and other important information are always available on our official website. WWCSA.COM