

WALDEN WOODS COMMUNITY NEWS

WINTER 2022



First, I'm happy to say that after working on the budget for 2023, the Board voted for no dues increase in 2023. There were a lot of maintenance projects over the last year, particularly in cleaning yard debris dumped into drainage areas and removing damaged trees. Still, we were able to balance the budget with no dues increase.

Sometimes it's hard to see what the Board accomplishes, but I assure you, we've been busy. As of the writing of this article, excavation is underway to widen and straighten the access to the pavilion area. Those familiar with the area know there was a single-lane S-curve, which made it difficult to do any activities or projects there.

People have made some great suggestions for how to use this area, and although the final plan is still under consideration, we can at least access it. The parking lot near the pavilion promises a fantastic place to have food trucks and congregate as a community. We could not have any food trucks this summer because we need a dedicated community volunteer to schedule them. If you would be interested — please let us know. We will finally have an excellent place to park them! We did bring back the Kona Ice truck to celebrate the end of another school year, and we hope to do something to celebrate again in 2023.

We are also looking into ways to update the nature trails and some of the more visible common area spaces and how to maintain areas more economically. Our EPB push in the spring was successful, and we thank everyone who volunteered to help and all who responded. If you have an idea of how to improve some of our community trails and green space, please reach out.

Paving Timber Trail was a project that proved to be substantial for 2022. I've been getting a lot of questions, and I assure you, it's at the top of our list. Unfortunately, it must be repaved (tar and chip will not cut it), and we picked the absolute worst time to look for estimates — as the price of asphalt peaked in the middle of the year. The pothole filling was just a stop-gap, and the price of asphalt should come down a bit in 2023. We are already looking into competitive bids.

Lastly, we are getting ready to judge houses for the Merry & Bright contest in December. I don't envy the judges because our community has many incredibly decorated houses. It's a good thing, too, because Santa will again pay a visit to Walden Woods this December. ALL kids, from one to 92 (and beyond), are invited to come out. Keep an eye on the Walden Woods website for the date.

On behalf of the Board, I wish all of you a Happy Hanukkah, and a Merry Christmas!

— JoAnn Truchan, President, Walden Woods CSA

It's Walden Woods 7th Annual Decorating Contest.

Judges will be making their rounds through the neighborhood to find those exceptional homes that exhibit the Merriest and the Brightest decorations. These will be 1st & 2nd place winners in each category, so get out your lights, music, or decorations and help light up the community.

Did you know...

There are over 750 residences in Walden Woods (including single-family homes, townhomes, and condos), making us the largest community in North Fayette Township.

Santa Arrives

Saturday December 10th Santa Claus will once again be

escorted by the North Fayette Township Volunteer Fire

Santa pulls out around 9:00 am. Kids from every age are welcome to come out and greet Santa



Merry and Bright

Friday Dec 16th! It's Walden Woods 7th 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.

1st & 2nd place winners in each category. So, get out your lights, music or decorations and help light up the community.



2023 DUES UPDATE

The Board voted and there will be no dues increase in 2023. In an effort to reduce costs, in 2023 Walden Woods CSA will continue to 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 Units: Monthly payments will be \$23.00 a month. \$22.00 plus a \$1.00 processing fee = \$23.00 per month.

Quarterly payments will be \$66.00 (\$22.00 per month x 3 months = \$66.00).

Yearly payment will be \$264.00 Townhomes:

Monthly payments will be \$46.00 a month \$45.00 plus a \$1.00 processing fee = \$46.00 per month.

Quarterly payments will be \$135.00 (\$45.00 per month x 3 months = \$135.00)

Yearly payment will be \$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.

Coupon Books

Coupon books are no longer being mailed. You can download a copy from our website: <http://wwcsa.com>

How can you submit your Association Payments:

Association fees may be paid by personal check, cashier check, cash or even by Electric Funds Transfer (EFT).

If you elect to set up electronic payments, you will need to include the following information: Make check payable to Walden Woods CSA, address: 7900 Steubenville Pike, Suite 20, Imperial PA 15126, phone number: 724-695-8100 and your account number. Your account number will be two letters from the name of your street and your house number.

Example: BLooXXX.

Thank you for considering electronic payments.

2023 Budget on the Website

The 2023 Budget is available for your review on our website: <http://wwcsa.com>

Calling for Email Addresses!

To save money on postage (and save a few trees), we are requesting your email. Thank you to those of you who have given your email addresses to the CSA. If you have an email address or if your email has changed, please be sure to advise the office.

We will never sell or release your information to anyone or any business.

The office email is: wwcsa@outlook.com. Thank you for your cooperation!

If you would like to be a part of the Board of Directors, there are positions open waiting for your fresh ideas.

If you are interested, please call the office at 724-695-8100 or send your request to wwcsa@outlook.com. The community would love to have your input.

Community Input and Requests

- * **North Fayette has NO PARKING AT ANY TIME on the main roads. Please abide by these signs.**
- * **Clean up after your pet—no one wants to see or smell the feces.**
- * **Snow removal is easier when vehicles are park where they should.**
- * **It is illegal to shovel snow onto any road way.**
- * **Observe private parking spaces in the townhome areas.**
- * **It is illegal to ride ATV/dirt bikes on private property or any roadway.**



Would you like to help beautify Walden Woods?

We would love your assistance to be a part of the solution and help beautify Walden Woods. We are currently looking for volunteers to join the EPB. Your participation will remain completely anonymous. Please get in touch with the office if you would like to help. 724-695-8100

To keep our neighborhood appealing and preserve property values, we all share a responsibility to maintain our homes and abide by the Walden Woods Declarations, By-Laws, and Policy Resolutions. When we all purchased our homes, we signed a legal agreement outlining how our properties would remain maintained. Many have strayed from those requirements, and as a result, our neighborhood has declined both in appearance and value. EPB is responsible for this to ensure compliance with those regulations. As such, the Board of Directors and EPB will continue to increase enforcement in 2023.

Policy Regulation Enforcement: Illegal Dumping:

The Board recently hired a contractor to clean out some of the common areas of Walden Woods CSA because of illegal dumping. Funds for this service come directly from dues paid by each of us homeowners. As a reminder, dumping trash, branches, trees, or other debris on common property is illegal against the bylaws (Policy Resolution Article II, Section 2.01(d)). Additionally, it can redirect rainwater from properly draining, which may result in damage to homes and property. The CSA is reminding residents not to dump any debris on common property. If you notice a neighbor placing debris or materials on common property, please inform the CSA office immediately. You may do so by phone at 724-695-8100 or email at wwcsa@outlook.com, or you may remain completely anonymous by using the EPB violation form on the home page of our website, www.wwcsa.com.

The CSA has worked hard throughout the year on large projects to help improve Walden Woods. We want to make this an even better community in which to live. These projects have included:

We are redesigning the area around the pavilion to make it more efficient.

We are upgrading the office computer to move to a more efficient electronic file system.

Updated solar lighting was added to the small playground for safety and visibility.

The CSA paid to have the Kona Ice truck provides snow cones for children of the neighborhood on the last day of school.

Bidding for the repaving of Walden Woods' roads has begun. The goal is to have Timber Trail resurfaced in 2023.

To keep up property values and to keep the neighborhood esthetically pleasing, the CSA identified large EPB items that need completing and gave residents an extended deadline to get these projects completed. Items included; mildew-covered siding, trim painted, and roofing replacement.

The CSA hosted another successful Halloween decorating contest. Congratulations to the winners! Seeing many people using their creativity to decorate for the holiday is fantastic.

If you have ideas for projects that would benefit Walden Woods, please get in touch with the CSA office. We would love to hear your input.