

COMMUNITY NEWS

COMMON QUESTIONS

Q: When is the annual HOA meeting?

The annual meeting takes place on March 20th at 7:00pm

Q: Where can I find the 2024 Coupons?

Visit our website at: wwcsa@outlook.com

Q: Where can I find the 2024 Budget?

You can find the budget on our website.



CONTACT WALDEN WOODS HOA

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Greetings and Happy Fall and Happy Thanksgiving to all residents of Walden Woods!

First, let me get the unpleasant news out of the way. Because of rising prices for landscaping and general maintenance, there will be \$3/month increase in dues for all Walden Woods residents. And because of the Timber Trail paving project and anticipated Bayberry Lane & Walden Commons paving project, there will be an additional, but temporary \$22/month increase for the townhomes. Anyone who has driven on them knows the townhome roads, especially Timber Trail, have been in terrible shape for a while and absolutely needed to be done. The CSA had 3 options to pay for this: 1) Do a special assessment under Article IV, Section 4. This would have to be paid off in one year, meaning the cost would be over \$100/month, and we would have to do it again next year when we pave Bayberry and Walden Commons. 2) The CSA could take out a loan. This would require us to pay interest and we would have no control over the terms. We went with option 3) The CSA borrowed from its own Trust Fund. This gives us an interest-free loan that we can spread out long enough to keep payments reasonable and allows us to adjust it once the actual cost of the Bayberry and Walden Commons project is final. This special assessment will end *no later than December 2031*. The breakdown for dues is as follows:

	Association Dues	Road Repair Fund	Trust Fund	Townhome Maintenance	Townhome Paving Assessment	Total
Single Family	\$22	\$2	\$1	\$0	\$0	\$25
Condos	\$22	\$2	\$1	\$0	\$0	\$25
Townhomes	\$22	\$2	\$1	\$23	\$22	\$70

So what are our dues used for?

Association Dues: These are the normal expenses such landscaping maintenance, tree removal, lights at the front entryway and on CSA property, and general office expenses. But this also covers other expenses such as removing trees after a big storm (which can be up to \$2,000 per tree) and resolving acts of vandalism, which is still an issue.

Road Repair Fund: Although the townhome roads are “private”, they are still used by non-townhome residents (especially Timber Trail). This fund is for simple fixes to those roads, but not snow removal.

Trust Fund: This is for any unexpected expenses not covered by our budget.

Townhome Maintenance Fund: This covers the cost of maintenance on Timber Trail, Bayberry Lane, and Walden Commons (the townhome area along Walden Way). Mostly, this is for snow removal.

Townhome Paving Assessment: This covers the cost of the 2023 Timber Trail paving project and also anticipates the same for Bayberry Lane and Walden Commons (don't worry, we didn't forget about you folks!).

There were a few big projects done in 2023. In addition to the Timber Trail paving project, we also had the entryway to the pavilion area widened and straightened, getting rid of the tight “S” curve. We also removed the round bushes at the corner of Walden Way and Fox Chase and replaced them with English Ivy. Right now, it may not look like much, but once the ivy fills in, it will look much nicer than the round bushes and be easier (and less expensive) to maintain. We also repaired the bridge on the walking trail from the pavilion to Walnut Strand and updated the lighting at the Small Playground. Once again we had the Kona Ice Truck for all the kids on the last day of school, gave prizes for the Halloween decorations, and plan to do the same for the best Christmas decorations. A little elf has also told me that Santa Claus will once again visit Walden Woods on December 9th.

As most of you are aware, we had to get a new summer maintenance company. There were some hiccups – Walden Woods is a very large area with over 50 areas that are regularly maintained, and the company is still learning the area. I thank all of you who (politely) let us know when areas were missed, and I encourage you to continue to do so. For 2024, we are planning to fix the lights at the front entrance, update the basketball courts, and clean the playground equipment and walking trail stairs, among other things. We are always open to constructive suggestions, so if you have some ideas, please let us know. Together we can continue to make Walden Woods a wonderful place to live.

In the meantime, I can't wait to see the houses decorated this year. On behalf of the Board, I wish all of you a Happy Thanksgiving, a Happy Hanukkah, and a Merry Christmas!

--JoAnn Truchan
President, Walden Woods CSA

SANTA'S VISIT TO WALDEN WOODS

Santa Claus will once again be escorted by the North Fayette Township Volunteer Fire Department. Santa pulls out around 9:00 am and will be making his rounds to reach each waiting child (and adult). Kids from every age are welcome to come out and greet Santa.

“Santa Claus will visit Walden Woods on December 9th starting around 9:00”

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.

CAUGHT IN THE ACT.

Recently upgraded cameras were on duty to witness vandalism in process at the pavilion on October 28th. Property destruction had been occurring in this area, but until now we were unable to determine the culprits. Board members were electronically notified of criminal activity in the pavilion at 1:39 pm, and approached and detained 7 juveniles until North Fayette Police officers arrived. The perpetrators involved were documented in a criminal mischief report filed by the police, and released to their parents. Replacing intentionally destroyed common area equipment and electrical service boxes serves no purpose other than additional expense for the parents involved, and all our community in the form of higher monthly dues.

2024 COUPON BOOKS

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

Ways you can submit your Association Payments:

Association fees may be paid by personal check, cashier check, cash or by Electric Funds Transfer EFT, Auto Pay or Bill Pay.

If you elect to set up automatic 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: BL00XXX.

Thank you for considering automatic payments.

No need for checks, envelopes, stamps or invoice reminders.

2024 DUES UPDATE

The Board voted after finding it necessary that there will be dues increase in 2024.

For those who continue making monthly payments, a \$1 processing fee per month will be added to the monthly dues.

Single family homes and Condo Units: Monthly payments will be \$26.00 a month. \$25.00 plus a \$1.00 processing fee = \$26.00 per month.

Quarterly payments will be \$75.00 (\$25.00 per month x 3 months = \$75.00).

Yearly payment will be \$300.00

Townhomes: Monthly payments will be \$71.00 a month. \$70.00 plus a \$1.00 processing fee = \$71.00 per month.

Quarterly payments will be \$210.00 (\$70 per month x 3 months = \$210.00)

Yearly payment will be \$840.00

Quarterly payment due dates are due prior to January 14, April 14, July 14 and October 14. (For those paying monthly, the due date remains prior to the 14 of each month.) Payments received after the due date will be assessed a \$2.00 late fee per month that there is an unpaid balance.

CALLING FOR EMAIL ADDRESSES

To save money on postage, envelopes, paper and ink (and 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 anticipated cooperation!

BOARD AND ENVIRONMENTAL PROTECTION POSITIONS AVAILABLE

If you would like to be a part of the Board of Directors or a member of the EPB, there are positions open waiting for your fresh ideas. Do you see things around the community that you would like to see changed? Why not put your energy into action by joining the one of the boards?

Many residents have voiced their displeasure on social media, but very few will actually take the time to put those concerns into action.

With over 750 homes in our community, the work falls on a very few individuals that provide their time and energy to try to make things better.

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 2024.

Don't be part of the problem – be part of the solution....

ON LINE VIOLATION REPORT FORM

The online form has been helping to bring attention to individuals who are not complying with the regulations so that actions can be taken to rectify the violation.

In 2023 there were 70 violations reported via the website.

Most violations were for trash/recycling cans left out in visible site, lack of lawn maintenance or to the home.

Several submissions that were received are concerns that the CSA have no jurisdiction over such as speeding, vehicles parked on roads that were designated No Parking, pet owners not being responsible owners by not picking up after their pets or leaving their cats to roam freely or dogs to bark all day.

Another concern that the CSA often hears about is the condition of the sidewalk and hillside on the right as you enter the plan. This area is not owned by Walden Woods and therefore we cannot repair or maintain.

These are concerns that the CSA does not have control over. Please report such incidents to North Fayette. The Ordinances for North Fayette are far stricter than encompassing that what the CSA have.