

Walnut Grove Homes Association

News in a Nutshell February 2011

WGHA President's Message...

Our annual meeting was conducted on January 30th at the Lussier Community Education Center. This was our first Sunday afternoon annual meeting and the attendance was a little higher than usual with 25 in attendance and 8 proxies submitted. Jim Howard, President, introduced the board and also acknowledged our new Newsletter Editor, Carrie Olson, and thanked Gary Kakazu for continuing to maintain our neighborhood data base for mailings and dues.

January 2011 Annual Minutes

GREENWAYS: presented by Greg Peterson

The electrical work for the greenway lights has not been as extensive this year as in the past. Greenway C is now included in the maintenance line-item. The \$10,000 allocated for greenway improvements was intended for repair of paths. This money was not spent during 2010 but will be needed to seal coat some of the pathways. Dale Fenley was helpful in determining how the work should be done and which areas needed preventive care so that we did not have future problems. TDS has done some work in our greenways and the association will keep track of the damage and hold them accountable for repairs and reimbursement of plants/trees. Let Greg know if you see damage on greenways. TDS is still working in our area and repairs/reimbursement will be done when their work is completed. The listserve will publish the number for TDS to call for repairs for property owners. Oak maintenance was done in the Fall 2010, so older trees can remain viable. No major tree damage so far this winter. Neighbors who back up to the Walnut Grove Park have garlic mustard that is becoming extensive. Eliminating it as soon as possible so it doesn't spread to other areas in the neighborhood is preferable. It is eliminating the wild geraniums that were in the park as well as other plants. Paul Skidmore, alderperson, reported that the city parks commission is struggling to get it under control. He said to call Russ Hefty (266-4711) to report concerns. This number and the issue could also be posted on the listserve. This problem also affects the houses in Sauk Creek that also border the park. This Thursday (2/3/2011) there is a park review at Alicia Ashman Library from 7-9 pm. The increase in the 2011 budget will include spraying for garlic mustard in greenways. Behind 26 Winterset there are two greenways and owners are not picking up dog droppings in those areas. This is a reportable offense to police. Also dogs are running loose in the greenways. Information about this issue needs to be in the next newsletter. Every year this issue is mentioned in the newsletter but it may take action by property owners to confront the people who are doing this.

(minutes continue page 2)

*****Adult Social Night for Walnut Grove*****

Walnut Grove Adult Social, Sunday, February 27th, 5:30
Please join your neighbors for an adult social at the new Belle Vita
located at 420 Gammon Road.

Walnut Grove will provide appetizers and desserts.
Please call (827-3446) kamcomb@tds.net to RSVP for a head count.

Meet Your Board

President

Jim Howard 827-6013

Vice President

Eric Lewandowski 833-9022

Secretary

Mary Nellis 829-1033

Treasurer

Tom Wall 827-7229

Social

Kathy McComb 829-3446

Architectural Control

Denise Clearwood 833-7446

Communication

Eileen Goode 833-8804
Mary Kay Battaglia 827-7993

Newsletter

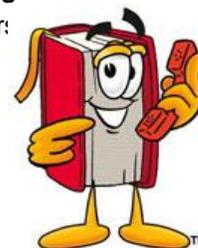
Carrie Olson 827-5266
carrie.olson@yahoo.com

Webmaster

Anne Moser 828-9898

Greenways

Greg Peter:



Please complete the last page of this newsletter and give to block captain or email Eileen Goode so we can complete our new neighborhood directory!

visit us on the web <http://www.walnutgrovemadison.org>

(minutes from page 1 continued)

BUDGET: presented by Jim Howard

Tom Wall, treasurer, was not able to attend the meeting. Jim Howard explained that the board is reducing dues this year (\$60 per house/\$30 per duplex unit) and will be spending down for maintenance of paths. We are still keeping a reserve for future needs.

“Miscellaneous” charge was due to a bill for Oxwood Circle resurfacing to pay for curb work on our property. This type of cost may occur again as other circles have resurfacing. None of the circle renovation money was spent during 2010 because there were no projects proposed. A resident wanted to know if one circle could use all the money that has not been spent. The board’s focus is to fund projects on circles that will not be elaborate and difficult to maintain. The board wants to be proactive to improve the circles. We have liability insurance for the use of the greenways and for board members. Budget was approved by unanimous vote.

Resident thanked Jim and Tom for preparing and presenting the budget in a clear way. The curb cut on Southwick circle took 4 years. That seemed to be the only circle that had to be done. Public works issues – call 829-3425 for Paul Skidmore to help. Curb cuts are ADA so the city needed compliance and we were not charged.

SOCIAL: presented by Kathy McComb

This year 2 social activities were added to previous ones we have sponsored. The idea behind these is to get neighbors to know each other. This year the bonfire started earlier in the day and included activities for young kids. Also, serving food made a positive difference.

Next adult event at Bella Vita (Gammon Road) for Sunday, Feb 27th at 5:30 pm. The restaurant will donate pizzas and other items. Listserve and newsletter will highlight activities. 4th of July parade and bonfire will continue. There are several other small social groups; book club, bunco, garden, bridge etc. Thanks to Kathy for tapping local businesses and bringing people together.

Architectural Control: by Denise Clearwood

A resident asked if people are contacting architectural control about siding and about two different colors of paint on houses. Denise responded: Since the hail damage in September Denise has been receiving applications. These were being reviewed, however, the covenants do not include siding or replacement roofing as needing to be reviewed. It can be reviewed if the residents want it as part of the record. Color is also not part of the covenants. Only reviewed if a home is historically certified. We do not review on color. If a neighbor only sides part of the house and it is difficult to match, it could be difficult to force them to do something because it could be a hardship if the insurance company only pays for one side of a house. Color is

subjective also. The house with mismatched siding (that was questioned) put on the same color siding but it has not faded as hoped. ACC only gets involved if there is a concern that a resident is removing something that could change the look and value of the house. Denise looks for neighbors to call her if they see something that does not follow the architectural guidelines of the association. We are set up with the city zoning department that unless they have an application stamped by our ACC they cannot authorize a project. The Building Dept. has approved when they shouldn’t have done that. We are trying to stop that. Planned unit development allows us to address these issues.

Electronic Communication: by Eileen Goode

As of today there are 130 members on listserv so we still need to encourage more people to sign up. Some people are concerned about their email address being distributed. The site is very secure. Eileen explained the protective nature of a listserv and that emails cannot be gotten by anyone using the listserv. It is a timely way to get information to people in the neighborhood. Block captains have been instrumental in getting people to sign up. Some people are concerned about getting too many emails. Volume has been low and has contributed to the safety of the neighborhood.

Block captains have been gathering information for the new directory. Early April is the goal for the new directory. The association will print limited copies to keep cost down. The directory is out of date soon after it is printed, but the on-line version will be updated quarterly. New neighbor packet will include the directory as we welcome people.

Need to print a list of the block captains in the next newsletter along with the listserv info. Any other ideas about how to get current information for the directory should go to Eileen. Could Eileen inform block captains as to who is not on the listserv so they can ask those not on the listserv to join? Eileen will consider doing this if feasible. Another person had the idea that the directory forms could include a check-off so Eileen can enter the emails into the listserv. We will continue to charge for ads in the directory. The newsletter does not accept ads.

Aldersperson, City News, Paul Skidmore

Alder for 10 years and on numerous committees. Private job and living in a condo in Tamarack. Happenings: Fire Station #12 was built and rescue #8 on McKenna. Station #7 has a new hook and ladder. Grand Canyon fire station will be improved. 8 new police officers have been added. Central library will be renovated. Traffic signal at school crossing and new playground at Lussier. Long range planning committee – 2 new fire stations will be built on the north side. Westfield and Old Sauk Road will have a traffic light this summer. This intersection is at the top of the list for accidents. Reconstruction of Mineral Point Road, Junction and Pleasant View Road is in the future.

visit us on the web <http://www.walnutgrovemadison.org>

Community School News

Memorial High Rummage and Bake Sale!

Memorial Field House
Saturday, April 9, 2010

8 a.m. - 1 p.m.

Sponsored by the Memorial High PTO proceeds will support the "JMM Clothing Closet" and Student educational opportunities.

In addition to shopping at our sale, we encourage donations of items for sale. The PTO will accept gently used clothing, household items, books, toys, and games. We will **NOT** accept electronics, computers, appliances, large furniture or baby beds or car seats.

Drop off times are Thurs. April 15, 12 - 6:30 p.m.

Friday April 16: 7 - 8:15 a.m. - 6:30 p.m.

Items to be dropped at Memorial Field House
201 S Gammon Road.

Questions call Susan Sunde 233-7012.

1st Ever Spring Swing

Join Memorial's PTO for an Adult Social Fundraiser called the "Spring Swing", Saturday, April 30th at the West Side Club, for a great evening of live music, appetizers, drinks and mingling.

Proceeds will go directly to Memorial to support school and classroom projects, student needs and capital items. Other Madison schools have had success with similar fundraisers and JMM hopes to do the same.

If you would like an invitation please email Diana Jost at pdjsoter@charter.net.

Crestwood's Caper

Crestwood's annual Carnival Caper

March 5th, 10 a.m. - 3 p.m.

Come join the fun and support our elementary school's major fundraiser.

All are welcome, just be prepared to have fun!

There will be an overpass/underpass with state and county funding. Pleasant View Road will hook up to Mineral Valley View. Old Sauk will be resurfaced this year.

Welcome Carrie Olson

We would like all in the neighborhood to welcome our new Newsletter editor. Carrie Olson has volunteered to take over the "News in a Nutshell" and we want to thank her for her time toward our Neighborhood. Welcome Carrie!

visit us on the web <http://www.walnutgrovemadison.org>

New Area Officer My name is Lindsey Ludden and I have been selected as the Walnut Grove neighborhood liaison officer for 2011. I have worked the afternoon shift (3 - 11) in the West district of Madison since 2007 and am familiar with the Walnut Grove area. Please contact me if you have concerns about activity in your neighborhood which does not rise to the level of requiring immediate police response. Additionally, if you have any neighborhood meetings or events in which you would like me to attend I can try and arrange that with advance notice. The best way to contact me is via email jludden@cityofmadison.com or at the West Police district station 234-0500.

Walnut Grove Garden Club

Spring is on the way and if you like to dig in the dirt then you should join us. For more information contact Laurie Howard 827-6013.

Architectural Review

Are you considering making additions or modification to the Exterior of your home, such as a new three season porch or new siding? Don't forget to contact your WGHA Architectural Control Committee with any questions concerning changes that must comply with the covenants and deed restrictions of WGHA. **The architectural review guidelines have been updated and are available for your review on our website www.walnutgrovemadison.org.** Please contact Denise Clearwood 833-7446 for approval of any plans to alter significantly or structurally your property.

Greenway Update

We are looking for volunteers to join the WGHA Greenways Committee to assist with a spring project.

We will be taking bids for repairs to the paths in our greenways and are looking for someone who is available to meet with contractors during normal business hours.

If you are available to assist, please contact Greg Peterson at gapeter@charter.net. Your help is greatly appreciated.

Please Remember

Our greenways are a wonderful asset to our neighborhood, but if you don't pick up after Fido it is a nuisance instead! Pick up after your pets...it's the law.

WGHA Greenway Committee Guidelines for Circle Maintenance and Improvements

Any pruning or removal of dead trees/shrubs will be done as needed and paid for from the regular greenways budget. Please notify the Greenways Chairperson of any circle maintenance needs.



Circles grass cutting is a shared responsibility of the circle residents. It is recommended that circle residents be sensitive to special circumstances that might prohibit some of the homeowners from participating in this work.

The standard \$40 per year minor maintenance allocation is available to all circles for flower plantings, mulch, fertilizer, or other beautification efforts. Please submit itemized receipts to the WGHA Treasurer for reimbursement.

For major improvements; Residents of the circle will develop a written plan for improvements and present this plan to the WGHA board for approval. The plan must include a thorough description of the work being proposed, a formal bid, and a "growth" plan to ensure that any new planting will receive appropriate watering and other maintenance to ensure that they thrive.

Residents are encouraged to utilize a licensed and bonded contractor for circle improvements. If you choose to do any improvements that require digging below the frost line without the use of a contractor, you must call Digger's Hotline to ensure that all gas, power, cable and telephone lines are marked. Trees and large shrubs installed without a contractor must be purchased from a reputable nursery with a minimum one year growth guarantee.



The plan must include the names of circle residents that will participate in the growth phase care. There must be multiple households willing to take responsibility for watering and tending of new plants.

Plans for improvements should be submitted to the WGHA board by May of the year in which the work is to be completed.

The WGHA budget will accommodate 2-3 plans per year. Up to \$500 will be available for each project. All residents of the circle must formally acknowledge any plan before it is approved. The WGHA Board will make the final approval of any plan submitted.

DIRECTORY ADVERTISING

Here's a great way to let your neighbors know about your business or services. Advertising can be placed in the WG HOA Directory.

Ad pricing:

1/4 page \$25

1/2 page \$50

full page \$100

If interested, send your ad to Eileen Goode at eileen@goodesolutions.com

Desired format is a .jpeg file or Word document

DIRECTIONS FOR WALNUT GROVE HOA LISTSERVE SIGNUP

The Walnut Grove Listserve is a wonderful way to stay up on neighborhood news and share information within our community. We now have TWO OPTIONS to signup for the Listserve.

- It's very easy to do. Go to WG HOA website at <http://walnutgrovemadison.org/listserv.html>. Type in your EMAIL ADDRESS TWICE.
- Secondly, you MUST respond to the email that is subsequently sent to you that asks you to click on a link. Only then is the process complete. Talk amongst yourselves to help each other signup for the list.

OR you can complete a Directory Form and include your email address. We now have a checkbox that authorizes us to add you to the listserve.

HOWEVER, you will have to respond to the email that is sent to you that ask you to confirm you want to be added.

visit us on the web <http://www.walnutgrovemadison.org>

We Hope to have our Newsletter and Social updates shared with



Neighbors via the Listserve as our primary communication soon. Please sign up today.

POSTING TO THE LISTSERVE

Anyone can post to the WG Listserve by composing an email with the address neighbors@walnutgrovemadison.org. When you post to the Listserve be sure to include YOUR EMAIL ADDRESS IN THE "CC" FIELD so a reply can be sent directly to you. If you're not comfortable posting to the Listserve, please email Eileen Goode (Eileen@goodesolutions.com) the content and she can post for you.

General Guidelines about Posting to the Listserve.

The purpose of the mailing list is to foster useful communication between WG HOA members (i.e. the neighborhood). The mailing list should focus on the broad audience and the interests of Walnut Grove residents. Specific issues, limited to a few interested parties, are best discussed directly, not via the mailing list. Here are some simple guidelines to follow for appropriate posting etiquette:

- Garage sales should only be posted for WG HOA neighbors.
- Advertising for business purposes should not be posted.
- Self-promotion, consulting offers, etc. should not be posted.
- Political campaign messages and/or issue advocacy messages should not be posted. This is not intended to exclude non-campaign, city government related, informational messages.
- Religious messages should not be posted.
- Postings that could be construed as defamatory, libelous, obscene or offensive by individuals, organizations, or institutions should not be posted.
- Complaints about a neighbor/neighbors should not be posted.

REPLIES TO THE LISTSERVE, VERY IMPORTANT, PLEASE READ

When you reply to a message that is posted to the WG HOA Listserve, EVERYONE (approximately 120 neighbors) will read that message. Sometimes this is appropriate, but often you need to reply offline in a separate email directly to the person you want to communicate with.

DIRECTORY UPDATE

The WG Neighborhood Directory is being updated. Block Captains have been extremely helpful in getting updated information from neighbors. If you haven't yet turned in a completed form, please do so to your Block Captain. All information is voluntary. The plan is to finalize the Directory by April.

The Directory will be available in electronic format BY REQUEST or distributed if you're a member of the Walnut Grove Listserve. **We are not planning to print the Directory in hardcopy except for limited "new neighbor" packets.** To receive a new directory you MUST be signed up on the listserv. This will allow us to update it more frequently making it more accurate and useful. We will also save on printing costs freeing up some valuable money for other needs in the neighborhood.

Contact Eileen Goode 833-8804 if you are not sure who your block captain is, or you can email the information from the form attached to Eileen at Eileen@goodesolutions.com.

visit us on the web <http://www.walnutgrovemadison.org>