

# WGHA Board of Directors Meeting

5/18/2021

## AGENDA

- 6:30pm Attendance
- Approval of Previous BOD Meeting Minutes (March 2021)
- Committee Reports Open Forum
  - President:
    - Roles & Positions Update
    - Survey discussion
    - Covenant Violation
  - ACC:
  - Greenways:
    - Maintenance plan
  - Treasurer:
  - Social & Events:
    - Neighborhood Garage Sale June 10-12 (Derek Pavelec)
    - Greenways Tour
    - July 4<sup>th</sup> Parade
  - Communications
    - Upcoming Newsletter
      - Announcement of New Board
      - Block Captain Info
      - ACC Guidelines
      - Greenways & Circles: grants + use
      - Garage Sale Update
      - July 4th Parade
      - Recycling Master Info (Pam Conrad)
      - Clubs: Gardening, Book Club
      - Surveys
      - Pet requests: clean up and greenways etiquette
      - Meet the Alder
      - How to sign up for City Newsletters
  - Any other open topics?

**TREASURER'S REPORT:**  
SUBMITTED MAY 14<sup>TH</sup> BY MOLLY HYANT

Bank Account	COH
Savings	\$5
Checking	\$18,093
Money Market	\$7,827
Current Bank COH:	\$25,925
Pending In	\$3,401
Pending Out	\$0
Total	\$29,326

Dues	Amount	Number
Paid	\$28,800.00	195
Unpaid	\$16,200.00	112
Total	\$45,000.00	307

Income since last meeting	
Dues	\$19,799.85
Interest	\$0.53

Expenses since last meeting	
Budget Line	Amount
003 - Bank Charges	\$15.00
005 - Insurance (Liability/Board)	\$1,260.00
010 - Website	\$26.00
017 - Water & Sewer	\$860.10
018 - Electricity MG&E	\$316.17
020 - Weed Control & Fertilizer	\$1,169.64

UPDATE to above dues tracker: 111 unpaid, 5 pending, 195 paid.

On Monday 5/17 I'll be visiting the post office to gather another round of dues checks, so I should have an updated count of paid dues by the meeting. More than 100 people received reminders and were asked to submit dues by 5/15 on 5/3, so hopefully there will be a number of additional checks in the PO Box.

Additionally we have a number of people who say they've mailed checks but for whom I do not have dues recorded as received. On Sunday or Monday I'll be doing an audit of everything we've received. Mail has been slow, but several people are saying they mailed their checks a long time ago, so I want to double check all my records.

**GREENWAY'S REPORT:**  
SUBMITTED MAY 16<sup>TH</sup> BY PAIGE HAWKINS

The committee met this week for a meet and greet and to plan for the season and future seasons.

Things we discussed:

1. Mowing contract for next year and the possibility of joining with Tamarack or Wexford for volume discount.
2. I introduced the plan to hire an Arborist to continue the necessary tree work on a rotational basis.
3. The possible need to hire someone with a forest management background to tackle Greenway D.
4. The implementation of a "neighborhood" greenway adoption for beautification.
5. How to approach the issue of Greenway Encroachment.
6. Should we develop criteria for Circle Grant applications. And the introduction of how other neighborhoods handle similar circle projects.
7. Continued development of neighborhood workdays and using the newsletter to announce these dates for greater participation and possibly partnering with Social to make them more social and popular.

For many of the topics above, I have more details from committee members and can elaborate at the board meeting.

## Block Captains Updates

May 14, 2021

Submitted By: Danielle Bashirullah- Block Captains, Chair

Laura Swisher is taking over from Molly as Block Captain for Oxwood Circle

Relevant Block Captains notified of upcoming tree work in circles

Home Sales:

- 3 home sales closed in WG this YTD
  - 9 Rye Circle- new owners moved from Westfield Road
  - 513 Walnut Grove Drive
  - 7013 Colony Drive
  
- Several other houses have pending offers:
  - 7230 Colony Drive
  - 1 Foxboro Circle- closing next week
  - 2 Foxboro Circle- closing June 1
  - 17 Stone Crest Circle
  - 14 Round Hill
  - 21 Oxwood Circle
  
- It's a "Sellers Market" nationwide and here in WG:
  - One home had multiple offers and sold without a sign in the yard.
  - Another had multiple offers prior to sign being installed.
  - Two homes known to have sold above asking.
  - All selling within days of listing.

New Neighbor Welcome folder

- Small changes to welcome letter, including place for Block Captain to sign and add contact info
- Trash and Recycling:
  - New Recyclopedia for 2021 (also available online)
  - Need to change information about large trash pick-up
    - Starting June 1<sup>st</sup>, need to schedule monthly pickup

## WGHA ACC Committee

### Report – 05/18/2021 BOD Meeting

#### Submissions

- 2 new Applications received
  - 430 Westfield Dr (Huntley)
    - 03/17/2021: submitted Application to install a basement egress window on east end of north side of her residence.
    - 03/18/2021: submission Approved
  - 26 Winterset Cir (VanHorn)
    - 04/26/2021: Joe Argo of Artisan Deck and Design submitted Application to install a deck for Caleb VanHorn; replied to Joe to request a site plan and elevation in order to consider Application complete and convene a Review Panel.
    - 05/04/2021: followed-up to confirm receipt of response requesting site plan and elevation; received a phone call from Joe 05/05 advising he was awaiting a plat map from the City to complete the needed drawings.
- No Applications pending
- 8 inquiries received
  - 17 Southwick Cir (Hawkins)
    - 03/16/2021: received email from Paige Hawkins seeking guidance to build a 6' high lattice screen with planter in her backyard.
    - 03/17/2021: sent reply with updated Application attached and a list of required documents.
    - 03/20/2021: followed-up to confirm receipt, and received confirmation.  
*Status: No Application submitted to date.*
  - 29 Oxwood Cir (Stoll)
    - 03/17/2021: received phone call from Chuck Stoll asking whether ACC needed to review and approve replacement of his existing 4' fence.
    - 03/19/2021: emailed PDF copies of both ACC Application and Appendix C in addition to a list of required documents.
    - 03/30/2021: followed-up to confirm receipt.
    - 04/07/2021: followed-up by phone to confirm receipt.
    - 05/12/2021: received request to drop-off/pick-up Application and supporting documents 5/15-5/16/2021  
*Status: Application forthcoming.*
  - 22 Foxboro Cir (Sheridan)
    - 03/19/2021: received email from Ashley Sheridan requesting advice about fencing their backyard to contain their dogs
    - 03/19/2021: emailed PDF copy of Appendix C, and offered to connect to discuss and answer questions.
    - 03/20/2021: received email from Ashley requesting a visit to their property; set up an appointment on 03/21 to visit 03/22/2021

## WGHA ACC Committee

### Report – 05/18/2021 BOD Meeting

03/22/2021: met with Ashley & Tony Sheridan to walk their backyard. Dropped off copy of Appendix C and discussed what was permitted, and common solutions neighbors used to contain and exercise pets (invisible fencing, 3' fencing, a combination thereof, pet runs, dog park); also discussed design, architectural compatibility, setbacks, site lines, and screening; was advised next steps were to have survey completed, and explore invisible fencing and 3' fence

04/07/2021: followed-up to check in; received update advising survey was scheduled for the week of 04/12/2021

04/17/2021: received update from Ashley advising the Sheridans lot was smaller/greenway was larger than anticipated; replied 04/20 to thank her and follow-up on the meeting with the invisible fence company

05/09/2021: received confirmation from Ashley that they intend to submit Application for a 3' fence, and asking how to submit the Application and documents, as well as about how accurate the mock-up they created would need to be.

Status: Application forthcoming

#### ▪ 18 Harwood Cir North (Jensen)

03/26/2021: received email from Ginny Jensen seeking guidance to install white vinyl 7' high by 8' long trellis with lattice insert for climbing vines to replace several dying arbor vitae trees along one edge of their backyard patio.

03/28/2021: sent reply with PDF copy of Appendix C, which covers privacy screens and garden structures, and advised proposed height may be an issue since this may be classified as a privacy screen.

03/30/2021: received reply advising that based on transparency, she viewed project as a garden structure; response sent offering to obtain feedback from Committee

04/13/2021: followed-up to advise Committee agreed that proposed structure could be classified as garden structure based on transparency; included link to Appendix C, and list of accompanying documents to include with Application and

04/26/2021: followed up to confirm receipt; received confirmation and was advised she had gone back to "drawing board", was awaiting a contractor's quote, and would follow-up when received.

Status: No Application submitted to date.

#### ▪ 7402 Whitacre Rd (Truelove)

03/29/2021: received email from Eric Truelove asking if replacing his roof cover and gutters with the same materials in similar colors would require ACC review and approval.

03/30/2021: sent reply confirming that, as long as the project did not include alterations to the roof design, shape, and/or slope, it would not require review and approval.

## WGHA ACC Committee

### Report – 05/18/2021 BOD Meeting

- 310 Oldfield Rd (Songolo)
  - 04/12/2021: received email from Aliko Songolo expressing interest in adding a bedroom and sunroom and asking what was needed by HOA and the City.
  - 04/13/2021: replied to Aliko. Included links to City of Madison process, WGHA ACC Application, and Appendix A.
  - 04/26/2021: followed up to confirm receipt; receipt confirmed; advised he was awaiting contractor's estimate
  - Status: no Application received to date*
  
- 6 Southwick Cir (Liegel)
  - 05/03/2021: received email from Joan Liegel asking what information ACC needs to review and approve their plans to re-landscape their backyard.
  - 05/04/2021: sent reply confirming that, as long as the project did not include any structures over 3' in height, or any changes to grade that would impact drainage or require retaining walls, it would not require review and approval.
  
- 7001 Farmington Way (Campbell)
  - 05/12/2021: received email from Bethany Campbell asking if replacing her garage door would require ACC review and approval.
  - 05/13/2021: sent reply confirming that, as long as the project did not include alterations to the size or location of the door, it would not require review and approval.

#### Other Business

- Ron Wynne (Westfield Dr) was welcomed to the ACC.
- Progress has been made to develop a process to recruit new Committee Members, have Board review and approve their service.

#### Action Item(s)

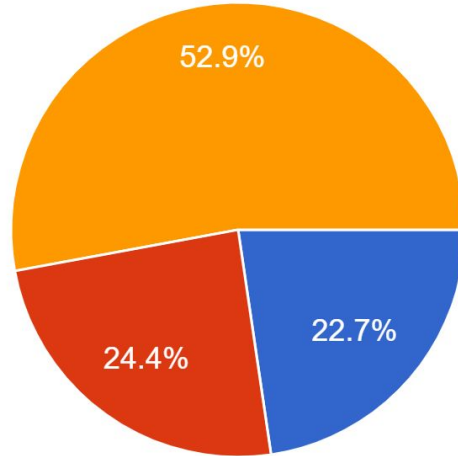
- None

# WGHA Neighborhood Input Survey Responses

4/17/2021-5/5/2021

# How long have you lived in Walnut Grove?

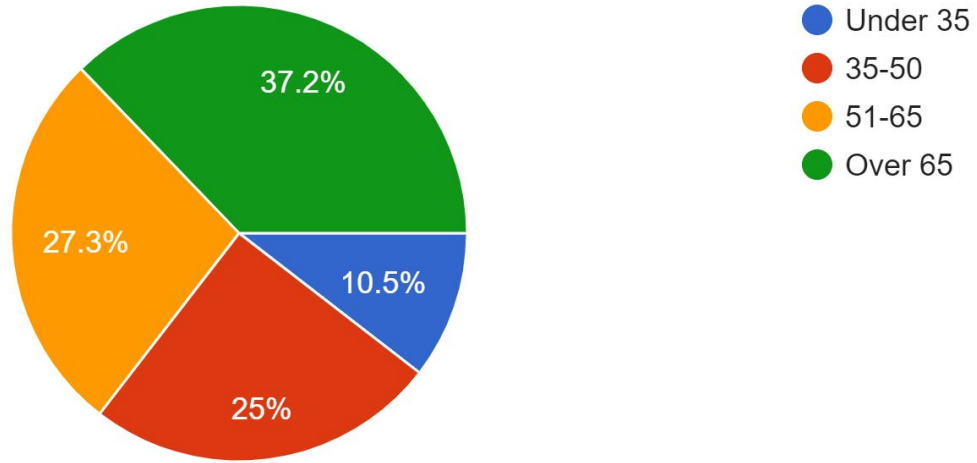
172 responses



- Less than 5 years
- 5 - 15 years
- Over 15 years

## What is your age?

172 responses

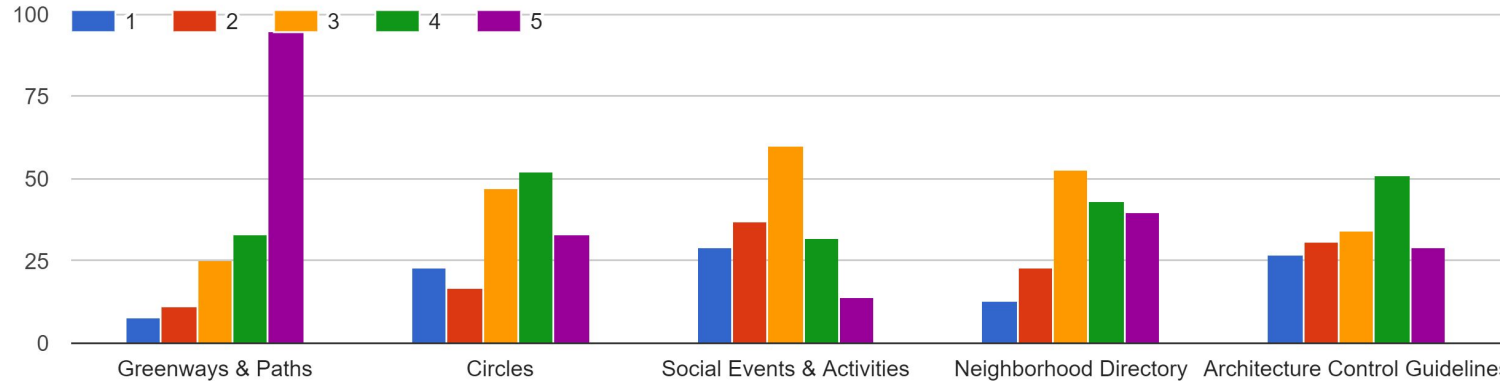


What do you value most about the Walnut Grove Neighborhood?

*(145 total responses -- optional question)*

- Kind neighbors, friendliness (72 responses)
- Greenways, paths and open spaces (including Walnut Grove Park) and mature trees (69 responses)
- Walkability (6 responses)
- Location and convenience (30 responses)
- Upkeep of neighborhood, variation of homes, ACC (18 responses)
- Quiet and peaceful (23 responses)
- Safety (6 responses)

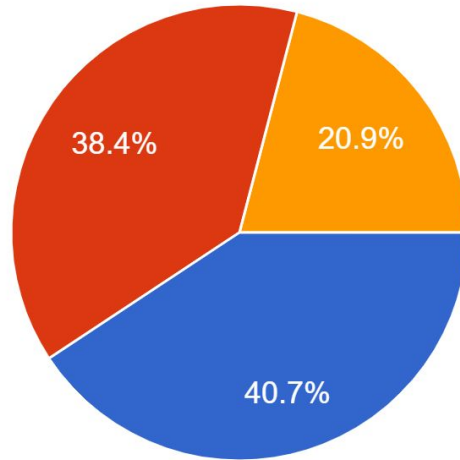
Thinking about the neighborhood, please tell us how important the following are to you:



- Greenways & Paths: 4.14 (128 responses chose 5 or 4)
- Neighborhood Directory: 3.43 (83 responses chose 5 or 4)
- Circles: 3.32 (85 responses chose 5 or 4)
- Architectural Control Guidelines: 3.14 (80 responses chose 5 or 4)
- Social Events & Activities: 2.80 (46 responses chose 5 or 4)
  
- *Of note, the Architectural Control Guidelines and Directory are more important to those living in the neighborhood 15+ years (and least important to those living in the neighborhood less than 5 years).*
- *Greenways and Circles were most important to those living in the neighborhood 5-15 years.*
- *Social Activities had the same 2.8 average among all groups (less than 5 years, 5-15, and 15+)*

# Were you aware of the Walnut Grove Home Owners Association (HOA) and Covenants PRIOR to purchasing your home?

172 responses

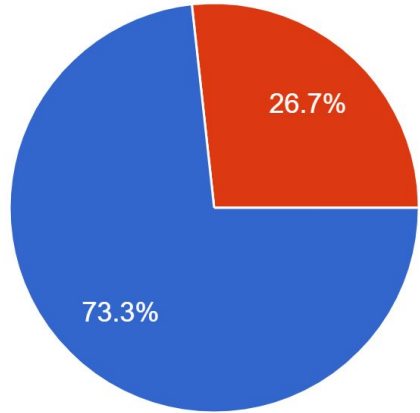


- Yes, I was aware of the details of the HOA and Covenants
- Yes, but I wasn't aware of the details
- No

- There is no correlation to number of years in the neighborhood and lack of awareness of the HOA & Covenants prior to purchase

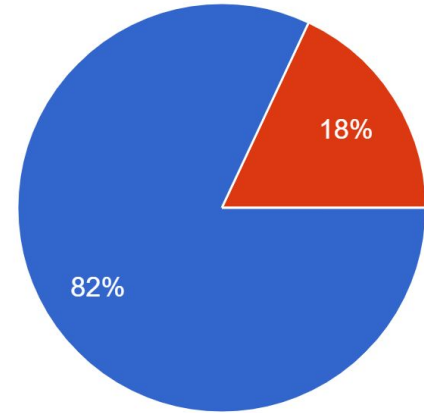
Do you live on or near a Greenway or Circle?

172 responses



Do you use the Greenways?

172 responses



# Have you ever participated in a Greenway or Circle Volunteer clean up?

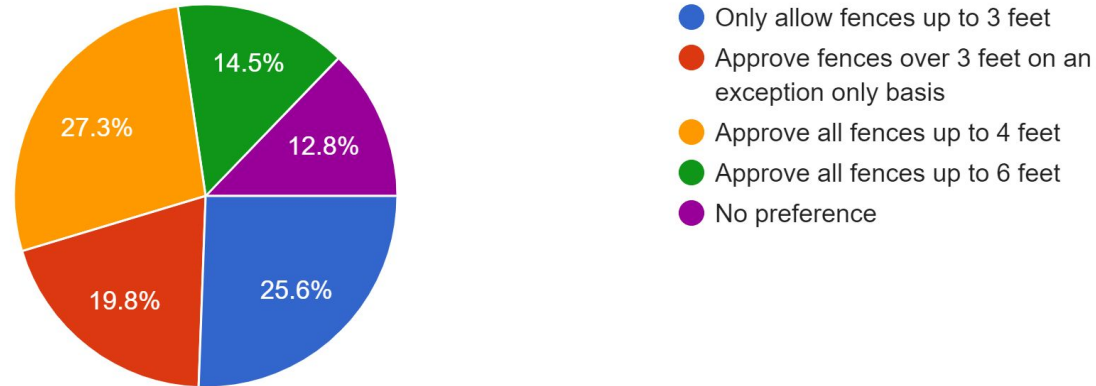
172 responses



- Of the 18% of homeowners (31) who said they do not use the Greenways, 68% were not interested in a volunteer cleanup, 23% were unaware, and 10% have participated.
- Of the 82% of homeowners (141) who use the greenways, 16% were not interested in a volunteer cleanup, 39% were unaware, and 45% have participated.

Assuming appropriate ACC approval is granted, what fence height do you feel is appropriate for the neighborhood?

172 responses

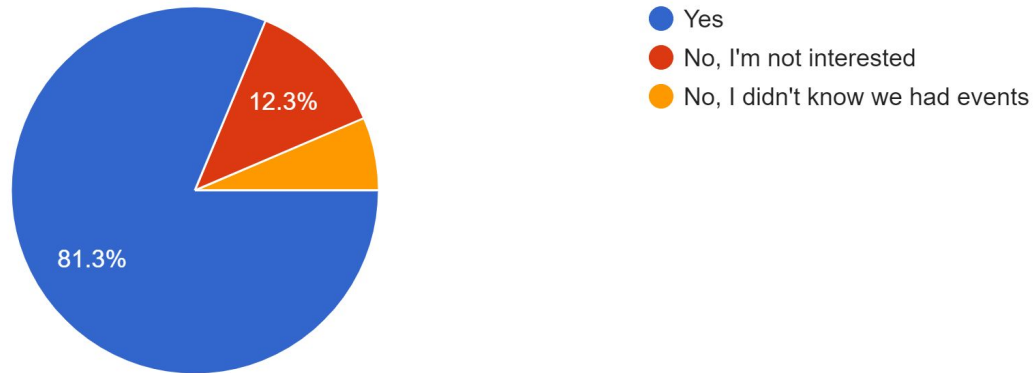


NOTE: this question was phrased as “assuming appropriate ACC approval is granted.” A follow up survey will be issued to gain additional feedback

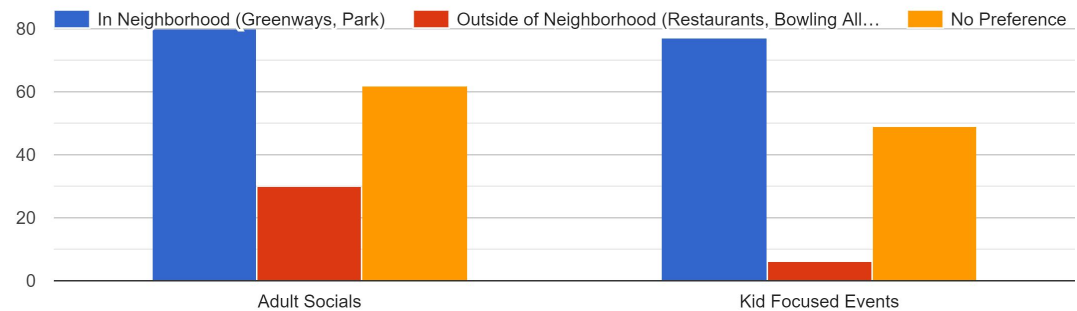
- Homeowners living in the neighborhood less than 5 years (23% of respondents) have very different perspectives than those living in the neighborhood 5+ years.
- In total: 45.4% only 3’ or over 3’ on exception only basis, 41.8% allow 4’ or 6’
- < 5 years: 26% only 3’ or over 3’ on exception only basis, 56% allow 4’ or 6’
- 5-15 years: 50% only 3’ or over 3’ on exception only basis, 36% allow 4’ or 6’
- 15+ years: 52% only 3’ or over 3’ on exception only basis, 38% allow 4’ or 6’

## Have you ever participated in a Walnut Grove event or social?

171 responses

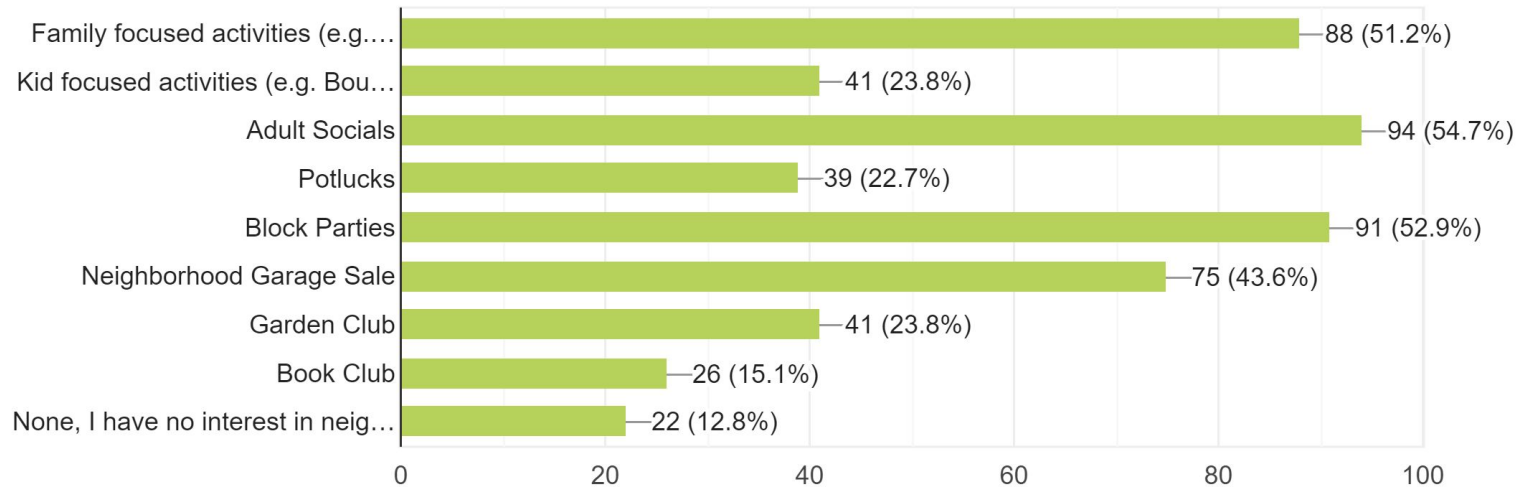


## Where do you prefer we host Walnut Grove social activities?



Once it is safe to gather, what WGHA sponsored social activities are of the most interest to you?  
(select all that apply)

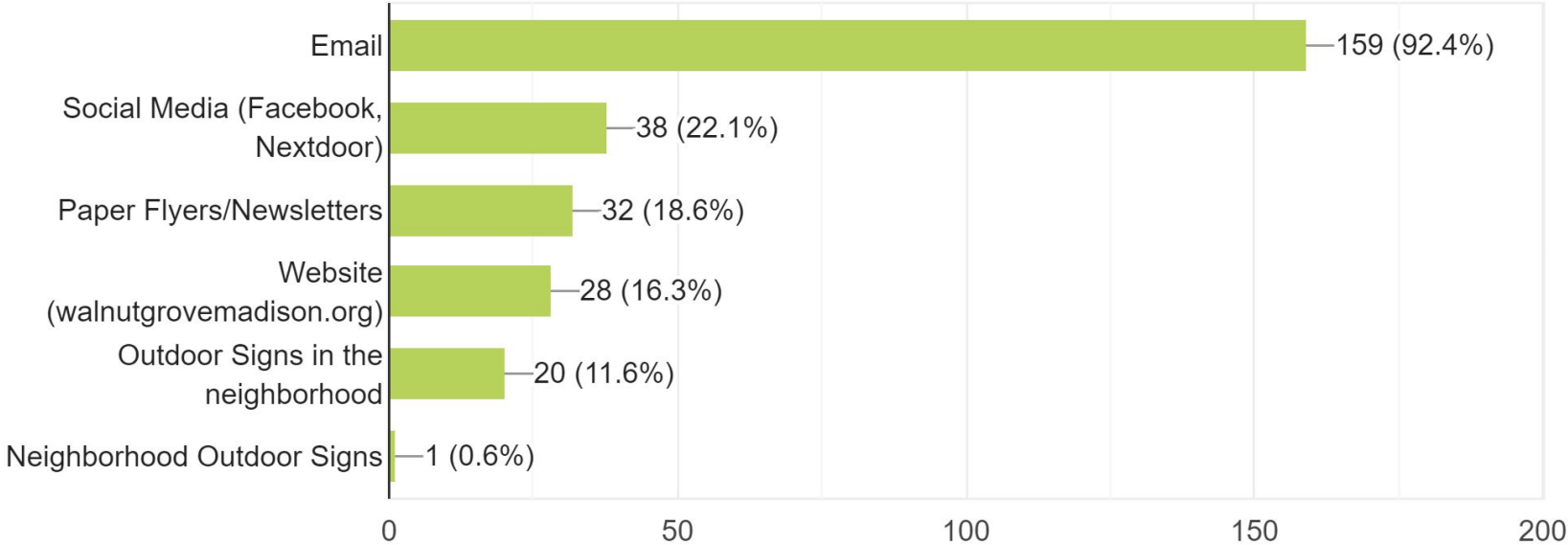
172 responses



- Block Parties, Adult Socials and Family Focused Activities (e.g. Greenways Crawl, Bonfire) are the activities that garner the most interest.

# What is the best way to inform you of upcoming events? (Choose a maximum of 2)

172 responses



Do you have any other feedback you'd like to share?

*(52 total responses -- optional question)*

Constructive Feedback Summarized Below

- Need for volunteer assistance maintaining greenways & circles, falling on too few homeowners
- Provide greenways maintenance updates and budget status updates
- Speed of traffic on N Westfield Rd and repaving concerns
- Encourage environmental sensitivity and sustainability measures in the neighborhood
- Safety & Crime concerns
- Would like newsletters to include more factual information ie., when future road resurfacing may occur; what new stores/restaurants are opening near neighborhood and any criminal activity happening in our neighborhood.
- Host a Greenways Tour and a Board meet-and-greet
- Make neighborhood meetings easier to attend
- Pet protocol: discomfort with uncontained/unleashed dogs on private property (abutting greenways)
- Dues related to social activities (discomfort with using the dues for socials)
- Great job on increased communication!