

## **Walnut Groves Homes Association 2011 Annual Meeting**

Sunday 30 January 2011, 3:00 PM to 4:30 PM

Lussier Community Education Center  
55 South Gammon Road, Madison, WI

### MEETING AGENDA

- 1) Welcome and Introductions
- 2) Presidents comments
- 3) Greenways review and budget details – Greg Peterson
- 4) Social review – Kathy McComb
- 5) Budget review – Jim Howard (Tom Wall)
- 6) Vote on 2011 Budget
- 7) Block Captains and Electronic Communications Report – Eileen Goode
- 8) City news – Paul Skidmore, 9<sup>th</sup> district Alderperson.

## WALNUT GROVE HOMEOWNERS ANNUAL MEETING – JANUARY 30, 2011

Called to order at 3:10 PM at Lussier Community Education Center

Jim Howard, President, introduced the board and also Carrie Olson who is the new newsletter editor. He recognized and thanked Gary Kakazu for maintaining our data base.

People responded positively to having the annual meeting on a Sunday afternoon. Twenty-five people were in attendance and there were eight proxies.

GREENWAYS: 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.

BUDGET: Jim Howard

Tom Wall 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 in which we needed 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. It is the intention of the board to fund projects on circles that will not be elaborate and difficult to maintain. The board wants to be proactive to improve the circles. This policy should also be on the listserve in the future.

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

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

**BLOCK CAPTAINS AND ELECTRONIC COMMUNICATIONS: Eileen Goode**

As of today there are 130 members on listserve 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 listserve and that emails cannot be gotten by anyone using the listserve. 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 listserve 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.

#### QUESTIONS/ANSWERS:

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.

SIP??? Planned Community Development (Denise: I could not make sense of all the acronyms during this discussion. Do you want to write something about that discussion??)

#### CITY NEWS – PAUL SKIDMORE:

Alder for 10 years and on numerous committees. Private job and living in a condo in Tamarack.

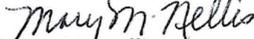
Happenings: Fire Station #12 was built and rescue #8 on McKenna. Station #7 has a new hook and ladder. Grand Canyon fire station will be improved. 8 new police officers have been added. Central library will be renovated. Traffic signal at school crossing and new playground at Lussier. Long range planning committee – 2 new fires 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. There will be an overpass/underpass with state and county funding. Pleasant View Road will hook up with M near Valley View. Old Sauk will be resurfaced this year.

Future political situation will need to deal with limited resources. Last budget we were cautious about tax dollars and it will be lean years ahead.

The minutes of the last annual meeting (January, 2010) were approved. The meeting was adjourned at 4:44 PM.

Respectfully submitted:

  
Mary M. Nellis

Secretary

WALNUT GROVE HOMEOWNERS ASSOCIATION  
ANNUAL MEETING - JANUARY 30, 2011  
ATTENDANCE RECORD

NAME	ADDRESS
PAUL SKIDMORE	13 RED MAPLE TR, MADISON
John Lorentz	30 Winterset Cr.
Greg Peterson	426 N. Westfield Rd
DAVID PHILLIPS	30 SOUTHMOCK CR
Carrie OLSON	7409 Farmington Way
Bill Littman	405 Walnut Grove Dr
DALE FENLEY	7212 COLONY DR
Carol Solomon	314 N Westfield Rd
Ron Solomon	
KRISTA HOLDEN	523 WALNUT GROVE DR
Libby Sadeghian	29 Winterset Cr.
Ken Sadeghian	29 Winterset Cir
Gregory L. Welyczko	26 " "
Joan Liegel	7405 Farmington WA
Harry McClumb	14 Winterset
Denise Clearwood	421 Westfield
Mary Kellis	Harwood
Jim Howard	5 Harwood
Eric Furdowski	Farmington

