

**Minutes of the
Walnut Grove Homes Association, Inc.
September 2021 Board Meeting
September 28, 2021 6:30 p.m.
33 Southwick Circle**

Attendees: Liz Fenster, Doug Hyant, Charlie Morgan, Jeff Vanderpool, Kim Grimmer, Paige Hawkins, Danielle Bashirullah, Eileen Goode, and Hayden McCann (Ms. McCann, Ms. Hyant and Mr. Vanderpool attended via Zoom.) Ms. Jenn Huntley, Communications volunteer, also attended in person.

President Liz Fenster called the meeting to order at 6:33 p.m.

July 20, 2021 Board Meeting Minutes:

The Board approved the July 20, 2021 board meeting minutes as drafted and submitted. They are on now the website.

Officer and Committee Reports (All reports submitted for the meeting are appended below.)

- **President's Report (See P-1 to P-4, below, for the written report submitted by the President.)**
 - **Resolution of Covenant violation.** Ms. Fenster invited Mr. Grimmer to report on the resolution of a fence covenant violation. An amicable settlement agreement with the homeowners is in the process of being completed. The fence has been relocated and the addition of ivy (or similar greenery) to the fence is to be added in the Spring. Our legal fees came in at \$1,745, below the \$3,000 budgeted.
 - **Redistricting of Aldermanic Districts.** The city provided very short notice of their intention to make a final decision on aldermanic districts affecting Walnut Grove. One proposal splits Walnut Grove into two separate districts using Westfield Road as the border, and one leaves the entire neighborhood in one district. Tamarack was also being split under the option that split Walnut Grove and their association wrote a letter opposing this. Because we have coordinated with Tamarack in the past on other matters, Ms. Fenster wrote a letter to the City supporting the positions set out in Tamarack's letter. There was a brief discussion of the pros and cons of having two separate alders answerable to Association member-voters, and the confusion and extra administrative efforts to notify the members of events called by or involving two sets of alders. The city's decision is scheduled for October.
 - **Traffic mitigation. Crosswalk and Park Safety.** Ms. Fenster has received numerous requests regarding the intersection of N. Westfield Rd and Farmington Way. She contacted the city on behalf of the neighborhood to consider options to provide more visibility to the crosswalk and for slowing the traffic flow. These

projects have been slated for consideration as part of the "Safe Streets Madison" run by the City Traffic Engineering department. Our requests have been added to their 2022 Project Evaluation List. We will continue to provide the neighborhood with updates from the City as they become available. As part of ongoing communication with the City, a traffic study was completed at the N Westfield/Farmington intersection towards the end of 2020. The Study showed that the intersection did not qualify for an all-way stop, as had been requested to slow traffic and make pedestrian crossing easier. Our contact for these projects is Tom Mohr, City of Madison Traffic Engineering TMohr@cityofmadison.com According to the City's Traffic Department, there have been no accidents or pedestrian injuries along Westfield, and those are factors considered by the City in spending money for traffic mitigation efforts like four way stops, traffic islands, and small roundabouts (similar to that found on Westfield in the Wexford neighborhood.) Based on a recent traffic study, the intersection at Farmington and Westfield does not qualify for a four way stop intersection. We may get enhanced crosswalk painting on that intersection next year.

- **Walnut Grove Path Paving.** The 2021 paving work done in Walnut Grove Park was in order to provide an ADA compliant grade to the shelter and playground. It was a request made several years ago. Ms. Fenster submitted a request for reconstruction of the remainder of the path due to poor condition. The Parks Engineering Department has provided a tentative repair date of "most likely 2025 or later" due to the timeline necessary for planning and budgeting. Our contact for these projects is Chad Hughes, City of Madison Parks CMHughes@cityofmadison.com

- **Committee/Officer Reports/Presentations/Discussion:**

- **Treasurer (The treasurer's written reports are below at T-1 to T-3.)**
 - **New Accounting Spreadsheets.** Mr. Morgan reported on his revamping of the two spreadsheets on current cash balance and budget performance based on the approved 2021 budget and collection of annual assessments to date. We are collecting more money than we will be spending this year due to the establishment of the Legacy Fund. See the Addenda T-2 to T-3 below for these spreadsheets.
 - **Construction of the 2022 budget.** Mr. Morgan would like input from the Board members on reasonable estimates on spending for the balance of this year. He will then work up the 2022 budget based on the current budget, with some inflationary assumptions on water and electricity and maintenance, and hopefully with input from Board members about anticipated 2022 expenses, which might be higher or lower than 2021. Mr. Morgan will provide the proposed 2022 budget to the Board for approval so that it can be modified as necessary, and adopted by the Board at the November meeting in order that it can be proposed to the

membership as an attachment to the Notice of Annual Meeting which must go out no more than thirty (30) days and no fewer than ten (10) days before the Annual Meeting of homeowners. Ms. Fenster proposes we keep \$2,000 in the budget for legal fees going forward.

- As of September 10, 2021, only 10 households are in arrears on their 2021 assessment, with \$10.00 late fees being assessed to these homeowners. Past due assessments constitute liens on individual lots in arrears.
 - Kim Grimmer reported back on what he learned about the fiduciary duty of the Association in terms of investing funds, given the expected growth of the Legacy Fund. Following up on what was discussed at the July meeting of the Board, Mr. Grimmer talked with his former law partner, Tom Solheim. Tom is retired now, but had a state-wide practice advising 501(c)(3) and 501(c)(4) organizations. Mr. Grimmer gave him a rundown on the Association, how we collect our funds, the Legacy Fund, expected collections over the next few years and likely future needs for liquidity. He felt if we could spread some of the funds over one to three year CDs or no fee T-bills/notes, that would be fine. He said given the type of non-profit we are, and the fact that our funding is compelled rather than donated, our clear fiduciary duty is to preserve principal at the expense of return. In his experience credit unions are often willing to provide sound advice on improving returns above money market rates, while avoiding any risk.
- **Architectural Control Committee**
 - Mr. Vanderpool submitted the ACC report which is attached to these minutes as Addendum ACC-1.
 - Since his report, there has been unanimous approval of the ACC for the garden structure for the homeowners on Harwood Circle. This was the only open item on the report when it was submitted.
 - **Greenways**
 - There have been two Greenway volunteer work days since the last meeting.
 - Ms. Hawkins is still waiting to hear from ECO as to when they are going to start the survey of the trees in the neighborhood to put together a long-term proposal for upkeep.
 - There was a discussion about repair of the neighborhood sign for Walnut Grove located in the Walnut Grove Park just west of Westfield near the Southwick Circle intersection. Mr. Vanderpool has explored ways of repairing it with some carpenters he uses in his work. The consensus seems to be to repair the split in the sign in some inexpensive fashion and then repaint it and the other sign located on the southeast corner of the Westfield and Old Sauk Intersection. In conjunction with the ad hoc

committee for repairing the signs (Mr. Vanderpool, Ms. Hawkins and Mr. Morgan), Natasha Soglin, a WG resident, has developed a new color scheme for the signs, purchased the paint and offered to paint both signs at no cost to the association other than for the paint. One current issue is the availability of a carpenter to remove the sign and then glue and clamp it for the repairs.

- **Block Captains**
 - Amanda (Beci) Fairbanks at 21 Greenhaven has replaced Jacqui Suleski as Block Captain for Greenhaven Circle.
 - Have updated contact information for half of new families; sent out reminder to Block Captains that we are hoping to get the rest in short order

- **Communications.** Ms. Huntley made presentations on:
 - Vision/Mission/Purpose Overview. Ms. Huntley indicated she would be happy to work with the Board on developing a new “Vision/Mission Purpose” document for the Association. It was decided that there would be a separate meeting set up for any Board members interested in a weekend outdoor venue to brainstorm. Ms. Huntley will send out a survey with potential dates to use to set a date and time for this meeting.
 - The draft Fall Newsletter. See, N-1 to N-5, below. A new draft will be circulated next week.

- **Social Committee**
 - Mr. Morgan’s Social Committee Reports are attached below as addenda S-1 to S-2.
 - Mr. Morgan sensed there was interest in a Greenway Crawl for this Fall, and he did his best to line up volunteers for the event. He now feels there is less interest in this event for 2021. There is also substantial concern on where Covid restrictions will be at the time.
 - The Board unanimously agreed to postpone the Greenway Crawl until 2022 at the earliest and get the word out when the Association email goes out with the Newsletter.

- **Annual Meeting**
 - The Board unanimously decided to conduct the 2022 Annual Meeting on Wednesday, January 26 at 7:00 PM. This meeting will be conducted by Zoom again this year, with Mr. Hyant facilitating the meeting as he did efficiently and effectively last year. There was brief discussion about means of registering for the meeting to ensure voting rights are monitored and votes are accurately tabulated.

- **Board Member elections for 2022 Annual Meeting**

- Mr. Grimmer and Mr. Vanderpool are not running for re-election. Ms. Goode will run again if necessary to fill a slate, but will hope that others will step up and run as new Board members. Mr. Morgan and Doug and Molly Hyant (as a single household) will stand for re-election.
 - There will be five open spots on the board for election at the meeting. If more than five homeowners indicate they are running for one of the five open slots, ballots will need to be sent out to homeowners prior to the election.
 - In conjunction with the issue of elections, Ms. Fenster made a proposal that the Greenway Committee, accounting for 80% of the budget be run by a three co-chairs with unique oversight responsibilities. This would eliminate the two current “at-large” seats on the board and replace them with Committee “Co-chairs.” Ms. Fenster proposed a potential shift of the Greenway committee to have co-chairs for: (a) volunteer work-days; (b) the contract maintenance and tree work; and (c) research into pathway replacement. Mr. Morgan said that as treasurer he would like to be involved in the pathway replacement study.
- **New Business.**
 - **Letter on Crime and Policing.** A homeowner shared with the Board, for informational purposes, a letter written to Mayor Rhodes-Conway by the Meadowood Neighborhood Association regarding public safety and police funding. After a brief discussion, the Board decided that the views in the letter were appropriately taken up by individual homeowners with the Mayor or Alders. The current Board does not currently desire to take public stances on political issues, and would not be inclined to do so in the future absent thorough polling of the views of the homeowners in the neighborhood.
 - **Trash Can Violations.** Complaints keep coming to Board members about trash bins being left in front of garage doors or the near side-yards of houses after pickup day. It was agreed that the Association doesn’t have authority to enforce this problem under the covenants. Complaints about this should be directed to the City of Madison. This will be addressed in the forthcoming newsletter. The Board will encourage all homeowners to comply with the city’s ordinance on this matter.

The Next Board meeting will be on Tuesday, November 9, 2021 at 6:30 p.m. If any or all participants will need to attend this meeting virtually, Mr. Grimmer will send out a Zoom invitation by November 2nd.

Kim Grimmer, Secretary

Walnut Grove Homes Association --

President Report, Submitted by Liz Fenster August 29, 2021

Crosswalk and Park Safety

I have received numerous requests regarding the intersection of N Westfield Rd and Farmington Way. I've reached out to the city on behalf of the neighborhood to consider options to provide more visibility to the crosswalk and for slowing the traffic flow. These projects have been slated for consideration as part of the "Safe Streets Madison" run by the City Traffic Engineering department. Our requests have been added to their 2022 Project Evaluation List. We will continue to provide the neighborhood with updates from the City as they become available.

As part of ongoing communication with the City, a traffic study was completed at the N Westfield/Farmington intersection towards the end of 2020. The Study showed that the intersection did not qualify for an all-way stop, as had been requested to slow traffic and provide more peace of mind while crossing the street.

Our contact for these projects is Tom Mohr, City of Madison Traffic Engineering
TMohr@cityofmadison.com

Walnut Grove Path Paving

The 2021 paving work done in Walnut Grove Park was in order to provide a path at ADA grade to the shelter and playground. It was a request made several years ago. I've submitted a request for reconstruction of the remainder of the path due to poor condition. Sadly, the Parks Engineering Department has provided a tentative repair date of "most likely 2025 or later" due to the timeline necessary for planning and budgeting.

Our contact for these projects is Chad Hughes, City of Madison Parks
CMHughes@cityofmadison.com

Walnut Grove Neighborhood Sign in Walnut Grove Park

Chad Hughes reached out on 8/17/2021 to discuss the Walnut Grove sign located in Walnut Grove Park. No formal maintenance agreement was created when the sign was originally approved by the city on August 6, 1986 and installed thereafter.

We have submitted a formal application for a "privilege in streets agreement" (PIS) which declares the city the owner of the sign (since it is on city property) with the Association to be responsible for all costs of repair and maintenance. The City has asked that we hold on any repainting efforts until this is officially approved. Heidi Radlinger, Office of Real Estate Services, is our key contact for this process. HRadlinger@cityofmadison.com

One key note in the maintenance agreement (which will be kept with Association files) is that the City may remove the Encroachments if not properly maintained by giving the Association sixty (60) days written notice prior to removal. The Association is responsible for any reasonable costs associated with such removal.

The PIS resolution has been submitted to the City with the following timeline:

CC Intro:	8/31/21
BPW:	9/1/21
PC:	9/20/21
BPC:	9/22/21
CC Action:	10/5/21

Lastly, Tracey Hartley is the Parks volunteer coordinator and can help us with any volunteer efforts we are interested in (landscaping, weeding, etc). We are supposed to fill out volunteer forms if we plan to do any work in the park. THartley@cityofmadison.com

Directory

Although we had originally budgeted a directory update for 2021, I propose shifting that publication to February 2022. This will allow us to present accurate Board contact information after the annual meeting and allow us additional time to solicit advertisers.



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Master

File Number: 67093

File ID: 67093

File Type: Resolution

Status: ATS Review

Version: 1

Reference:

Controlling Body: Economic
Development
Division

File Created Date : 08/24/2021

File Name: 12381 - Walnut Grove Neighborhood Sign

Final Action:

Title: Authorizing the City's acceptance of ownership from the Walnut Grove Homes Association of the existing Walnut Grove neighborhood sign and decorative landscape garden located within Walnut Grove Park near the N. Westfield Road and Southwick Circle intersection. (9th AD)

Notes:

CC Agenda Date: 08/31/2021

Sponsors: Nikki Conklin

Effective Date:

Attachments: 12381 Exhibit A Location.pdf, 12381 Exhibit B
Depiction.pdf

Enactment Number:

Author: Heidi Radlinger, Real Estate Specialist

Hearing Date:

Entered by: afreedman@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	08/24/2021	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Park Commissioners (9/22/21), Board of Public Works (9/1/21), Plan Commission (9/20/21)						

Text of Legislative File 67093

Fiscal Note

No expenditure required.

Title

Authorizing the City's acceptance of ownership from the Walnut Grove Homes Association of the existing Walnut Grove neighborhood sign and decorative landscape garden located within Walnut Grove Park near the N. Westfield Road and Southwick Circle intersection. (9th AD)

Body

WHEREAS, the Walnut Grove Homes Association ("Association") wishes to repair and maintain the existing Walnut Grove neighborhood sign and decorative landscape garden ("Encroachments") located within Walnut Grove Park near the N. Westfield Road and Southwick Circle intersection as shown on attached Exhibit A, with the sign's image depicted on attached

Exhibit B; and

WHEREAS, staff from City of Madison (“City”) Engineering, Planning, Traffic Engineering, Parks Department and the City’s Risk Manager have reviewed and approved this request; and

WHEREAS, the City will accept ownership of the Encroachments in exchange for the ongoing maintenance and repair of the Encroachments by the Association.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Madison authorizes the City’s acceptance of ownership from the Association of Encroachments located within Walnut Grove Park near the N. Westfield Road and Southwick Circle intersection as shown on attached Exhibit A, with the sign’s image depicted on attached Exhibit B, subject to the following conditions:

1. The Association shall be responsible for all costs of repair and maintenance of the Encroachments.
2. The decorative landscaping plantings near the sign shall conform to the City Engineering planting guidelines regarding site clearance and height restrictions for vision corners, specifically no plantings, solid screening or structures between 30 inches and 10 feet in height within 18 feet of the face of curb.
3. The Association shall contact Diggers Hotline to locate all underground utilities in the area where the Encroachments are located prior to any repair or maintenance activities.
4. The Association shall comply with all Madison General Ordinances regarding permits required for the repair and maintenance of the Encroachments.
5. The Association shall agree that the City shall not be held responsible for any damage to the Encroachments that may be caused by the City, its employees, contractors, or others.
6. The City may remove the Encroachments if not properly maintained by giving the Association sixty (60) days written notice prior to removal. The Association is responsible for any reasonable costs associated with such removal.
7. The City may remove the Encroachments if their location is required for Parks, transportation or other public purposes, by giving the Association sixty (60) days written notice prior to removal. Transportation purposes include, without limitation because of enumeration, public alleys, streets, highways, bike paths, sidewalks, and facilities for the development, improvement and use of public mass transportation systems.
8. The Association shall execute a Letter of Agreement (“Letter”) which shall be memorialized by recording an Affidavit of Recording with the Dane County Register of Deeds.

September 28, 2021 WGHA Board Meeting -- Treasurer's Report

Creation of Excel File for Budgeting and Budget Monitoring. The Treasurer created an Excel file that will be used to create future budget and budget monitoring documents. After sharing the file with the WGHA President for revisions, the file has been finalized. The file uses Excel downloads of all Summit Credit Union transactions to tie current balances in the three Summit accounts with all revenue and expenditures, coded by budget categories, through a designated date.

The attachment to this report identifies actual balances, revenue and expenditures through September 15, 2021, and compares these figures with the CY 2021 budgeted figures.

Dues Collections. In mid-August, the Treasurer mailed letters, together with addressed envelopes, to all homeowners that were not up to date in paying WGHA annual assessments, adding the \$10 late fee to the assessments. Many homeowners responded. On Friday, September 10 the Treasurer call the remaining homeowners (whose telephone numbers were known), and, for the most part, left messages on answering machines, or did not receive a response. As of September 15, ten households owed dues payments

2022 Calendar Year Proposed Budget. The Treasurer will send out a proposed WGHA budget for CY 2022 to Board members in the next couple of days for members' review and feedback by October 15. The amounts for each budget line will be based on several factors, including: (a) amounts budgeted for CY 2021; (b) projected total spending in CY 2021, based on year-to-date expenditures; and (c) adjustments to reflect one-time costs in 2021 that will not be incurred in 2022, as well as new or anticipated higher costs for some categories in 2022.

EXPENDITURES

Greenways and Circles

Water and Sewer	\$4,174.00	\$4,400.00	\$4,650.92	\$5,520.00	\$3,845.45	\$1,674.55
Electricity (Madison Gas and Electric)	2,059.00	2,300.00	1,967.51	2,300.00	1,315.92	984.08
Mowing	5,982.00	6,000.00	3,850.76	6,000.00	3,570.00	2,430.00
Weed Control and Fertilizer	1,170.00	1,200.00	1,169.64	1,200.00	1,169.64	30.36
Woodland Management, Invasive Control, Replanting	4,929.00	8,500.00	7,935.40	8,500.00	0.00	8,500.00
Pathway Maintenance	15,400.00	1,175.00	1,175.00	5,000.00	0.00	5,000.00
Lamp Post Maintenance	488.00	600.00	56.64	600.00	0.00	600.00
Circle Grants (\$500) and Circle Reimbursements (\$50)	698.00	1,500.00	247.28	1,500.00	650.00	850.00
Greenways and Circles, Misc. *	<u>1,987.00</u>	<u>0.00</u>	<u>0.00</u>	<u>150.00</u>	<u>0.00</u>	<u>150.00</u>
Subtotal	\$36,887.00	\$25,675.00	\$21,053.15	\$30,770.00	\$10,551.01	\$20,218.99

Administrative Expenses

Bank Charges	\$105.00	\$50.00	\$91.40	\$50.00	\$25.00	\$25.00
Taxes and Fees	10.00	60.00	650.98	60.00	10.00	50.00
Insurance (Liability/Board)	1,111.00	1,200.00	1,229.00	1,229.00	1,260.00	-31.00
Dues Collections Mailings (Printing and Postage)	287.00	350.00	397.90	350.00	66.00	284.00
Newsletters and Notices	346.00	300.00	212.00	300.00	0.00	300.00
Annual Meeting	88.00	100.00	0.00	100.00	0.00	100.00
Directory	1,296.00	0.00	0.00	1,300.00	0.00	1,300.00
Website	232.00	175.00	122.60	160.00	117.00	43.00
Social	1,422.00	1,600.00	159.51	1,000.00	658.56	341.44
Legal Fees	0.00	2,000.00	2,000.00	3,000.00	1,775.00	1,225.00
Misc. (Supplies, Postage, P.O. Box)	<u>2,831.00</u>	<u>215.00</u>	<u>324.75</u>	<u>220.00</u>	<u>168.56</u>	<u>51.44</u>
Subtotal	\$7,728.00	\$6,050.00	\$5,188.14	\$7,769.00	\$4,080.12	\$3,688.88

TOTAL EXPENSES

	\$44,615.00	\$31,725.00	\$26,241.29	\$38,539.00	\$14,631.13	\$23,907.87
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Greenways and Circles Legacy Fund

Lamp Post Replacement	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00
Pathway Replacement	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>13,000.00</u>	<u>0.00</u>	<u>0.00</u>
Subtotal	\$0.00	\$0.00	\$0.00	\$15,000.00	\$0.00	\$0.00

BALANCE (Available + Revenues - Expenditures)

\$40,210.42

- Checking Account
- Money Market Account
- Savings Account

Total -- Summit Credit Union

Total -- PayPal Account

Total Bank and PayPal Balances

\$40,210.42

2021

Budgeted Thru Sept 15

Remaining

WGHA Treasurer's Report -- As of September 15, 2021

	2019 <u>Actual</u>	2020 <u>Budgeted</u>	2021 <u>Actual</u>	2021 <u>Budgeted</u>	2021 <u>Thru Sept 15</u>	<u>Remaining</u>
OPENING BALANCE						
Checking Account					\$7,766.29	
Money Market Account					10,325.34	
Savings Account					<u>5.13</u>	
Total -- Summit Credit Union					\$18,096.76	
PayPal Balance				\$0.00	\$0.00	
Total Cash Carryover from Previous Year					\$18,096.76	
Prior Year Budget Expenditures Paid in 2021					-\$7,429.00	
Total Carryover Amounts Available for 2021 Calendar Year Expenses				\$11,712.00	\$10,667.76	
REVENUE						
Annual Dues Payments Deposited to Checking Account	\$25,624.00	\$32,400.00	\$22,974.00	\$45,300.00	\$37,106.68	
Annual Dues Payments Deposited to Money Market Account				0.00	7,060.00	
Annual Dues Deposited to Pay Pal Account				<u>0.00</u>	<u>0.00</u>	
Subtotal -- Dues Payments	\$25,624.00	\$32,400.00	\$22,974.00	\$45,300.00	\$44,166.68	\$1,133.32
Interest on Bank Balances						
Money Market Account					\$7.11	\$7.11
Checking Account					<u>0</u>	<u>0.00</u>
Subtotal					\$7.11	\$7.11
Other				\$0.00	\$0.00	\$0.00
Revenue from Directory Advertisers				<u>1,300.00</u>	<u>0.00</u>	<u>1,300.00</u>
Total Revenues				\$46,600.00	\$44,173.79	\$2,440.43

WGHA Social Committee Report
September 28, 2021

Sunday Fun Day Event. On Sunday afternoon, August 22, WGHA and several neighborhood associations, including Tamarack Trails, and Oakbridge, participated in a west side picnic at Haen Family Park (7702 Tree Lane). Madison Police Department's Community Policing Foundation sponsored the event, and MPD officers grilled brats and hotdogs and provided chips soft drinks, arranged for Porta-Potties to be available, and brought a Bounce House for children. The MPD officers offered drone demonstrations, and some attendees played volleyball and shot baskets on the basketball court. Tamarack Trails offered ice cream, and WGHA supplied Freezer Pops.

Attendance was fair -- perhaps 200 people, but many more could have attended. WGHA promoted the event through signs and emails. WGHA incurred costs totaling \$37.25, which included \$21.44 for Freezer Pops and \$15.81 for the purchase of a volleyball, which has been labeled in indelible marker "WGHA," and will be used for future social events.

Greenway Work Day. On Saturday, September 11, approximately 25 neighbors gathered at Stonecrest Circle to reduce unwanted vegetation on Greenway D. Within approximately three hours, the group collected approximately 39 garbage bags full of invasive plants and weeds and three large piles of brush for city collection.

WGHA Sign Improvement. WGHA Board member Paige Hawkins has led a project to improve the two WGHA neighborhood signs (one at the Walnut Grove city park, and the other at the intersection of Westfield and Old Sauk Road) and the area near the city park sign at the Walnut Grove city park. WGHA resident Natasha Soglin has generously offered her assistance in this project by developing some color options for repainting the signs, and has purchased paint for that purpose. However, the WGHA sign at the park is severely damaged, and will require repair prior to painting, or perhaps replacement. Jeff Vanderpool has offered suggestions for repairing the sign, which may happen in the next several weeks.

Fall Greenway Crawl. Planning has begun for the 2021 WGHA Greenway Fall Crawl, which will take place on Saturday, October 9 (rain date -- October 10). We are currently soliciting volunteers to host stations at each of the four greenways. An outline of the event, as it is currently envisioned, is presented on the following page.

Charlie Morgan, Social Chair
WGHA Board

2021 WGHA Greenway Fall Crawl -- Draft Plan

Saturday, October 9, 3:00 pm (Rain Date -- Sunday, October 10, 4:00 pm).
(Times are chosen to follow Badger and Packer football game times [11:00 am (Sat.) and 12:00 pm (Sun.), respectively].

Attendees encouraged to bring their own alcoholic beverages, if they wish. Otherwise, water and soft drinks will be provided at each Greenway station.

Lynn and Charlie Morgan will purchase all food, snacks, water, and soft drinks. We will use leftover water, juice, and snacks from Independence Day celebration, and purchase similar for this event. Will purchase brats, hotdogs, buns, individual condiment packets.

All activities will be safe and socially distanced. Masks will be encouraged.

Greenway A (East End of Southwick Circle)

Welcome table -- receive name tags
Enjoy snacks and soft drinks/water
Fill out trivia game form.

Needed:

1. Three families to volunteer to plan, host, serve snacks and drinks, set up some chairs, and lawn activities.
2. Someone to prepare trivia game form, print forms, collect entries. Can be any type of trivia -- use your imagination. (Lynn and Charlie can provide pencils.)

Greenway B (Behind Colony Circle)

Brats, hotdogs, and side dishes served. Water and soft drinks available.

Needed:

1. Four families to volunteer to host -- preparing and serving food, set out trash and recycling disposal sites, etc.
2. Chair/table set up (a few). No need for tables for all.

Greenway C (Open Lawn Area between Farmington and Whitacre Roads)

Activity that uses open green space

Needed:

Three families to volunteer to plan host, and manage activity.

Greenway D -- (Circle location to be determined)

Desserts
Opportunity to talk about the Greenways -- History, Maintenance and Future Plans. Consider using fire pits for atmosphere.

Needed:

1. Three families to volunteer to host and manage activity.
2. One or more persons who can discuss the history, maintenance, and future plans for the greenways.

Submissions

- 2 new Applications received and reviewed

- 7226 Colony Dr (Griffin)

08/24/2021: Application submitted to replace existing 12' x 25' wood deck with new 12' x 28' screen porch at rear of existing house; location to remain the same; size to increase by 3' on east end (toward middle of lot); exterior finishes to be composite, complement the existing finishes of the house

09/02/2021: Submission Approved

- 5 Round Hill Cir (Carpenter)

08/25/2021: Application submitted to 1) repair and replace existing failed vinyl siding at multiple exterior locations with identical vinyl siding and add/improve flashing to prevent future deterioration and 2) replace existing wood guardrail at rear deck with new metal rail in color to complement existing metal house trim.

09/02/2021: Submission Approved

- 1 new Application pending review

- 18 Harwood Cir North (Jensen)

09/12/2021: Application submitted to replace dead arbor vitae trees in planter at side of existing patio behind garage with cedar garden structure. Structure to be 10' long with 4 square posts creating one 6' high x 4' wide center section flanked by two 5' high sections of identical width. Proposed infill at all 3 sections to be horizontal and vertical cedar lattice overlapped to create 6" square openings.

09/22/2021: Review Panel scheduled to be convened

Inquiries

- No inquiries received

Other Business

- Walnut Grove Neighborhood Monument Signs – repairs and re-painting update

Dear [Name of new ACC member]:

Thank you for agreeing to serve the Walnut Grove Homeowners Association as a member of the Architectural Control Committee ("ACC"). I have attached a copy of the Rules and Procedures of the Architectural Control Committee of the Walnut Grove Homes Association, Inc. ("Rules"). These rules must be enforced in a consistent and non-arbitrary fashion to protect the interests of the Association and its homeowners. With this goal in mind please take some time to review these Rules and then let me know by email of any concerns you might have in enforcing specific provisions. If you have no such concerns, please just send me an email letting me know that you are satisfied to be enforcing these Rules.

Again, thanks for serving on the ACC. I look forward to working with you going forward.

Sincerely,

Name of ACC Chair

WALNUT GROVE HOMES ASSOCIATION



Fall 2021 Neighborhood Newsletter

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2022 Annual Meeting Call for Members to Stand for Election!

A key function of our Annual Meeting is to elect new members to the WGHA board.

This year, five board member positions are up for election:

- ROLE
- ROLE
- ROLE
- ROLE
- ROLE

To clarify:
Are only owners qualified, or
could it be any WG resident
(e.g. renter or partner/spouse of
homeowner?)

All Walnut Grove **homeowners** are welcome to run for a position or nominate a candidate.

If you are interested in running or nominating an individual for a Board position, please email WalnutGroveMadison@gmail.com **on or before December 15, 2021.**

The WGHA Annual Meeting will take place virtually again this year to continue ensuring all neighbors the ability to participate while safely distancing.

Save the Date and Plan to Attend!
Tuesday, January XX at 6:30 PM
[Zoom link]

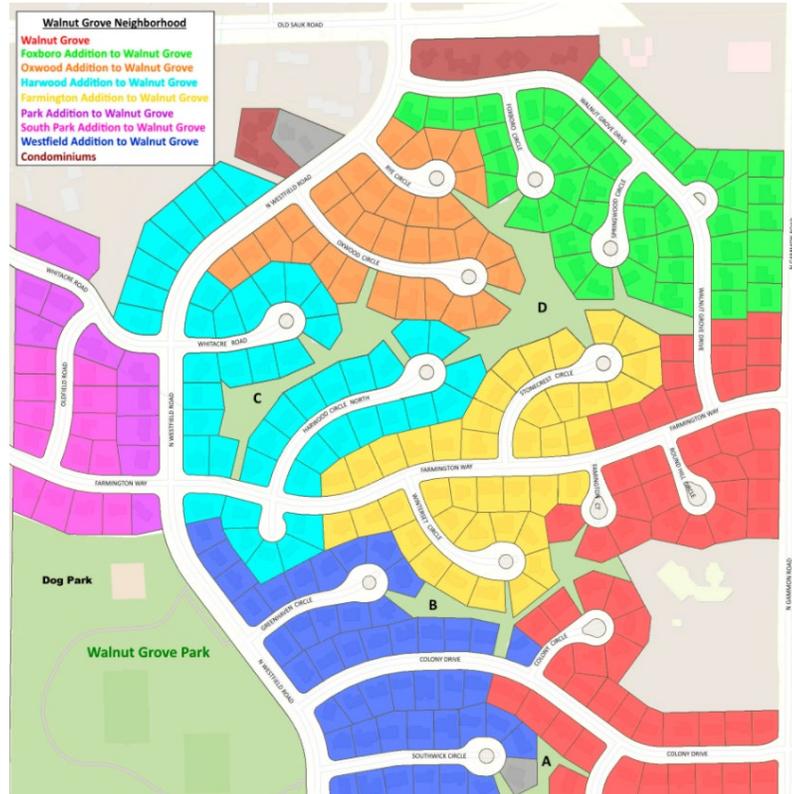
Neighborhood Improvement Efforts

2022 Circle Grant Applications – Plan Ahead!

As many of us have been spending more time at home enjoying our green spaces, now is a great time to start thinking about how you and your neighbors would like to improve the aesthetics of your circle this coming spring!

A standard \$50 annual reimbursement is available to each Circle for maintenance, coordinated through your Block Captain.

Additionally, \$500 Circle Grants are available on a selective basis to subsidize larger Circle beautification projects. To qualify, a plan detailing the proposed improvements and associated costs must be submitted to the Greenways & Circles Chair for presentation at an upcoming Board Meeting. A maximum of three grants may be approved each year – budget permitting – and these grants are awarded to circles on a rotating basis. Contact your Block Captain to express interest and for assistance in pursuing a Circle Grant!



Circle Maintenance Reminders – Resident Responsibility

While the Greenways & Circles Committee assumes responsibility for large tree removal and replacements within the Walnut Grove Neighborhood Circles, homeowners share the responsibility for mowing, weeding, and general maintenance of their Circle. Block Captains are available to assist in the coordination of maintenance for their respective Circles.

Parks Signage and Crosswalks

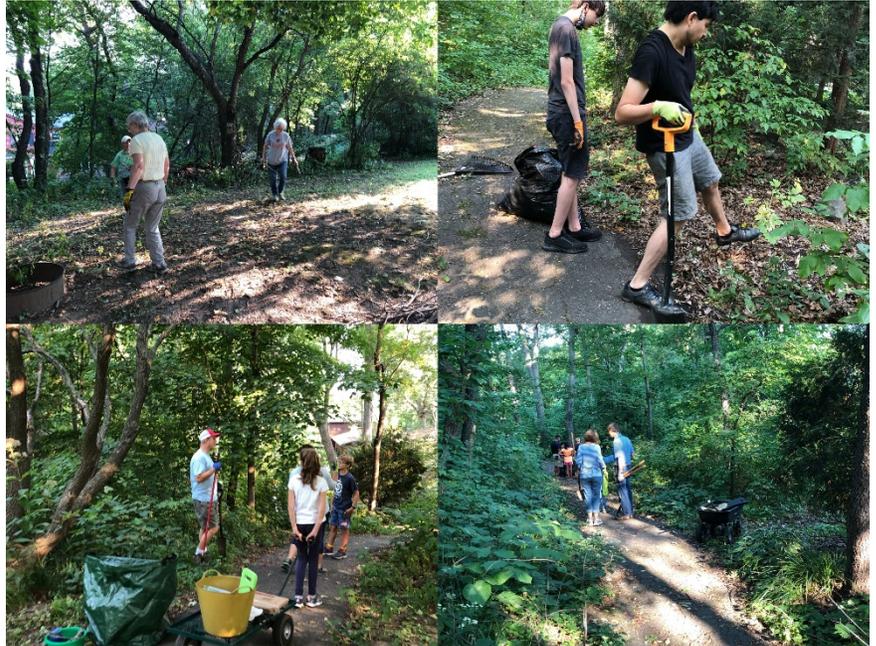
TBD – need information

Greenway Cleanup

On Saturday, September 11, from 9:00 AM until [END TIME], [X number of] Walnut Grove neighbors volunteered their time, tools, and effort to remove invasive species and rotted debris from Greenway D, ultimately filling [X number of] lawn waste bags.

While homeowner dues contribute toward repair and maintenance of [??], we rely on volunteer efforts to keep the greenways clean and green. Particularly if you are a neighbor who enjoys the ability to take advantage of our greenways, please consider donating a few hours of your time to contribute toward future collaborative greenway cleanup efforts!

[Are there any other greenway cleanup days planned for 2021?]



Neighborhood Events

Fall Greenway Crawl

Saturday, October 9, starting at 3:00 PM

Rain date Sunday, October 10, starting at 4:00 PM

(Note: Event begin times were chosen to follow Badger and Packer football games, which begin 11:00 AM Saturday and 12:00 PM Sunday, respectively).

All activities will be socially distanced and masks will be encouraged. Brats, hotdogs, snacks, and beverages will be provided.



Volunteers are needed to help with planning, hosting, serving food and beverages, setting up chairs and lawn activities, preparing trivia game forms - printing, and collecting entries.

This event will run only if there are enough volunteers to help with the above logistics.

Contact Charlie Morgan ASAP to volunteer and make this event happen!
social@walnutgrovemadison.org

Block Captain Change

Your new block captain for Greenhaven Circle is:

Amanda Fairbanks
21 Greenhaven Circle
amandabeci@gmail.com
608-469-2239

Block Captains are neighbors who have volunteered to keep the lines of communication open so you have news and information about:

- Board of Directors initiatives
- Neighborhood events
- Safety and security issues

Contact your block captain using the current list on the Walnut Grove Neighborhood website:
<https://walnutgrovemadison.org/block-captain>

Community News

Annual Compost Bin and Rain Barrel Sale Scheduled for October 23rd

The 28th annual Madison compost and rain barrel sale will be held on Oct. 23, 2021 at the Garver Feed Mill, 3241 Garver Green and pre-orders are now being taken.

The sale is being conducted in support of the City of Madison's various goals and action items related to food waste and source reduction measures that save the City and individual households water, fuel, and money as reinforced by a recent resolution addressing food waste passed by City Council.

A limited supply is available so pre-ordering is strongly encouraged.

Compost bins and rain barrels diverters are available at discounted prices. Due to limited supplies, only composters and rain barrel diverters kits for converting repurposed barrels will be available.

For more information and to pre-order visit
<https://www.cityofmadison.com/streets/compost/CompostBinSale.cfm>

Reminders

WGHA 2021 Board Members – Contact Information

President	Liz Fenster	609-440-5673	president@walnutgrovemadison.org
Vice President	Doug Hyant	608-440-4352	vicepresident@walnutgrovemadison.org
Secretary	Kim Grimmer	608-259-6892	secretary@walnutgrovemadison.org
Architectural Control	Jeff Vanderpool	213-321-4499	architecture@walnutgrovemadison.org
Greenways & Circles	Paige Hawkins	608-332-6234	greenways@walnutgrovemadison.org
Block Captains	Danielle Bashirullah	608-320-8354	blockcaptains@walnutgrovemadison.org
Treasurer and Events	Charlie Morgan	608-833-0229	treasurer@walnutgrovemadison.org social@walnutgrovemadison.org

