

A stylized, colorful illustration of a landscape. The foreground features rolling green hills in various shades of green, with a dark brown path winding through them. On the left, there is a green tree with a brown trunk, a purple flower, and a cluster of orange flowers. A small red bird is flying in the sky above the tree. The background consists of light blue and white wavy bands representing a sky or water.

Walnut Grove Homes Association

2022 Annual Meeting

Agenda

- Establish Quorum
 - Per By-laws, quorum is 30 households
- Introductions
 - Walnut Grove Homes Board Members
- Approval of last year's annual meeting minutes
- District 9 Alder: Nikki Conklin
- Board Updates
 - State of the Neighborhood
 - Greenways
 - Architectural Control Committee (ACC)
 - Social
 - Communications
 - Block Captains
 - Treasurer: 2022 Budget

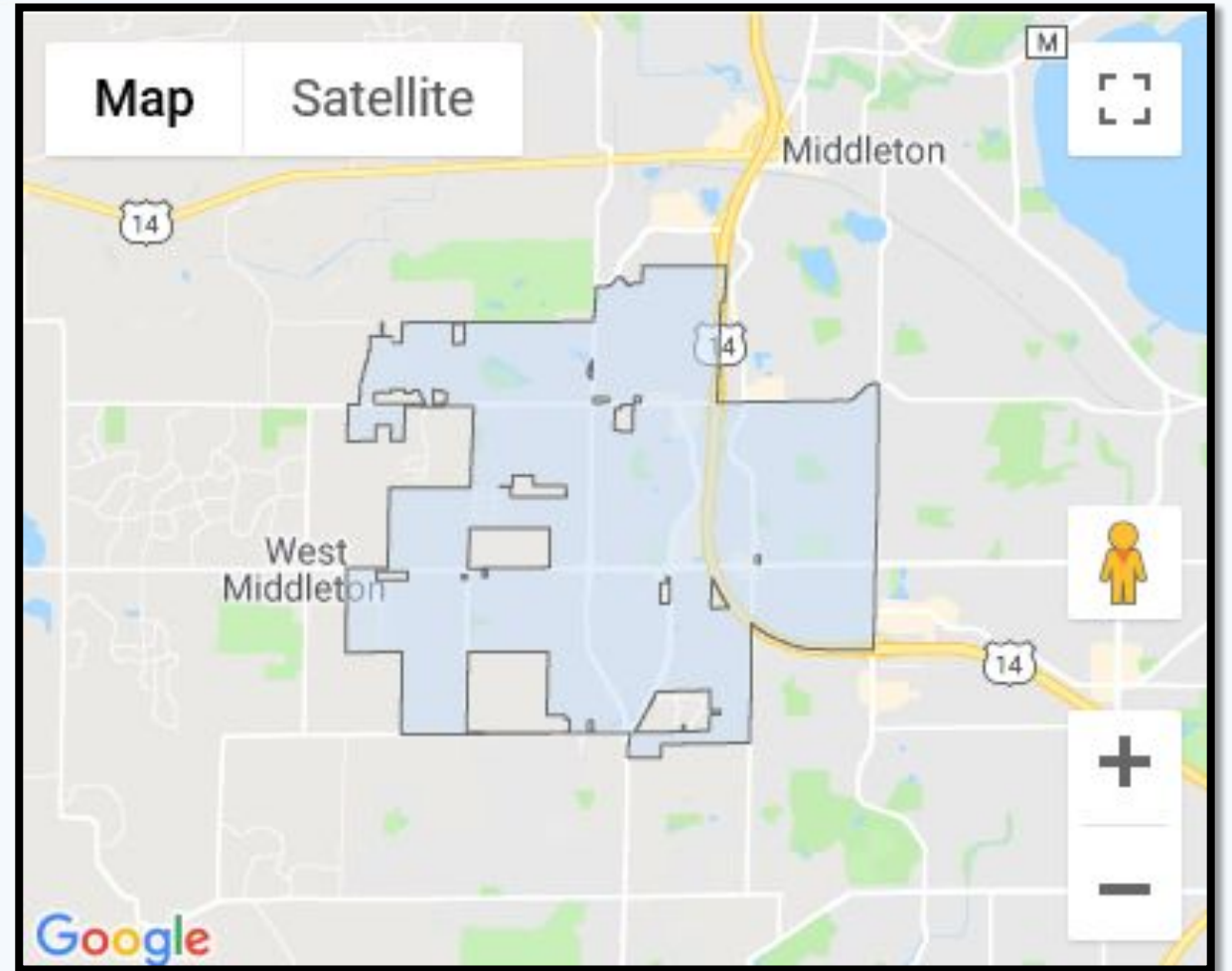
Voting

- Annual Budget + Dues
- Election of Board Members

Introductions

- Walnut Grove (WG) current board members
- President's Welcome Message
- Approval of last year's annual meeting minutes

<https://walnutgrovemadison.org/archive-of-board-meeting-minutes>



Alder Presentation



- Welcome to District 9 Alder Nikki Conklin
 - <https://www.cityofmadison.com/council/district9/>
 - Westside Community Meetings

Recap & Vision for Walnut Grove

2021

- Legacy Fund developed in preparation for Long Term Maintenance
- Signage Repair and Beautification underway
- Traffic & Crosswalk Concerns and next steps

2022

- Support and enhance our greenways and circles
 - Greenway Maintenance Plan
 - Begin researching repair and replacement options for Paths
- Board & Committee Participation (Greenways, ACC, Social)
- Maintain and build sense of community in our neighborhood, including a 2022 Directory printing
- Remain fiscally responsible and plan for the future by supporting the legacy fund



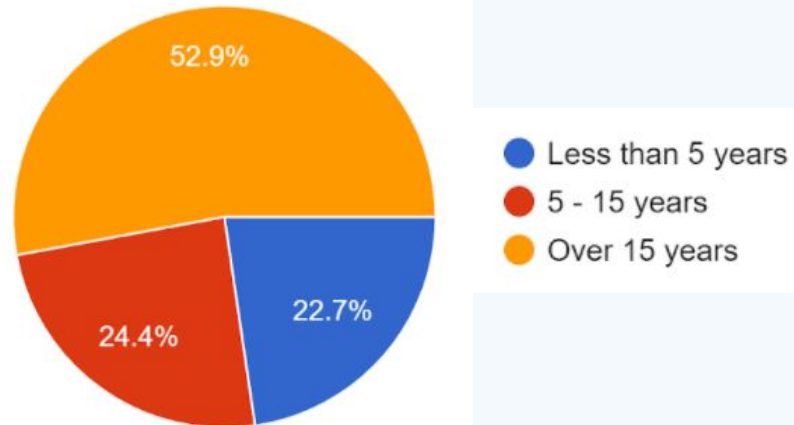
Survey Says... April 2021

What do you value most about Walnut Grove?

- 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)

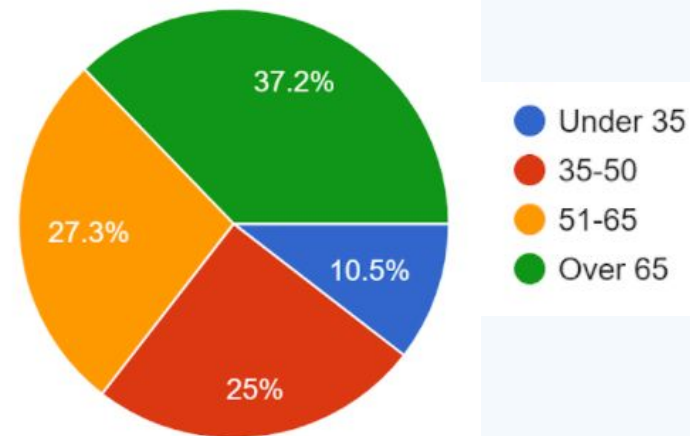
How long have you lived in Walnut Grove?

172 responses



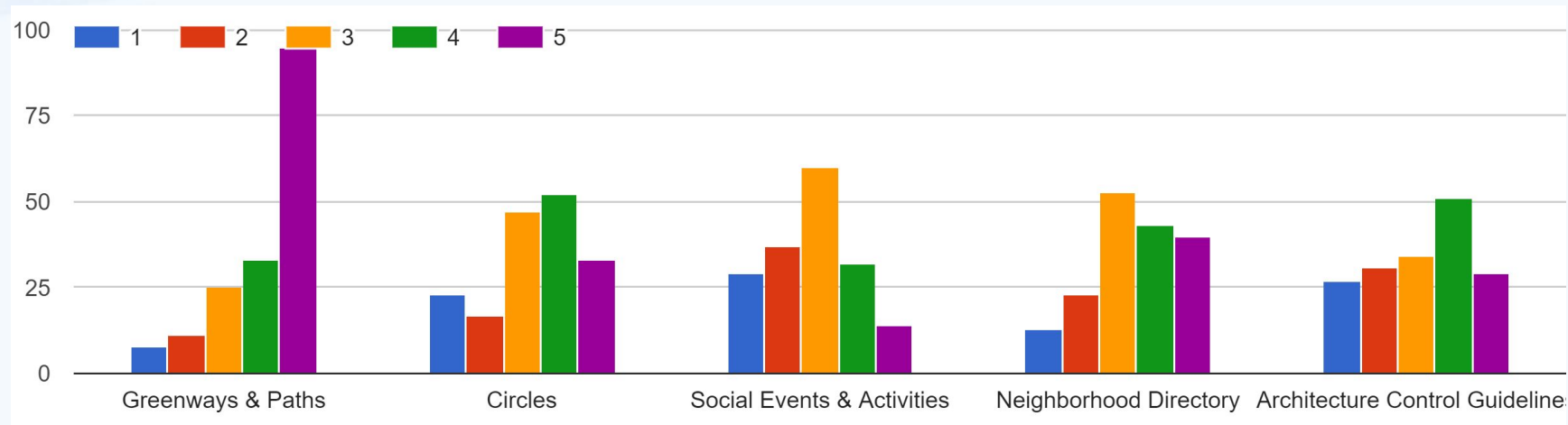
What is your age?

172 responses



Survey Says...

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



Overall

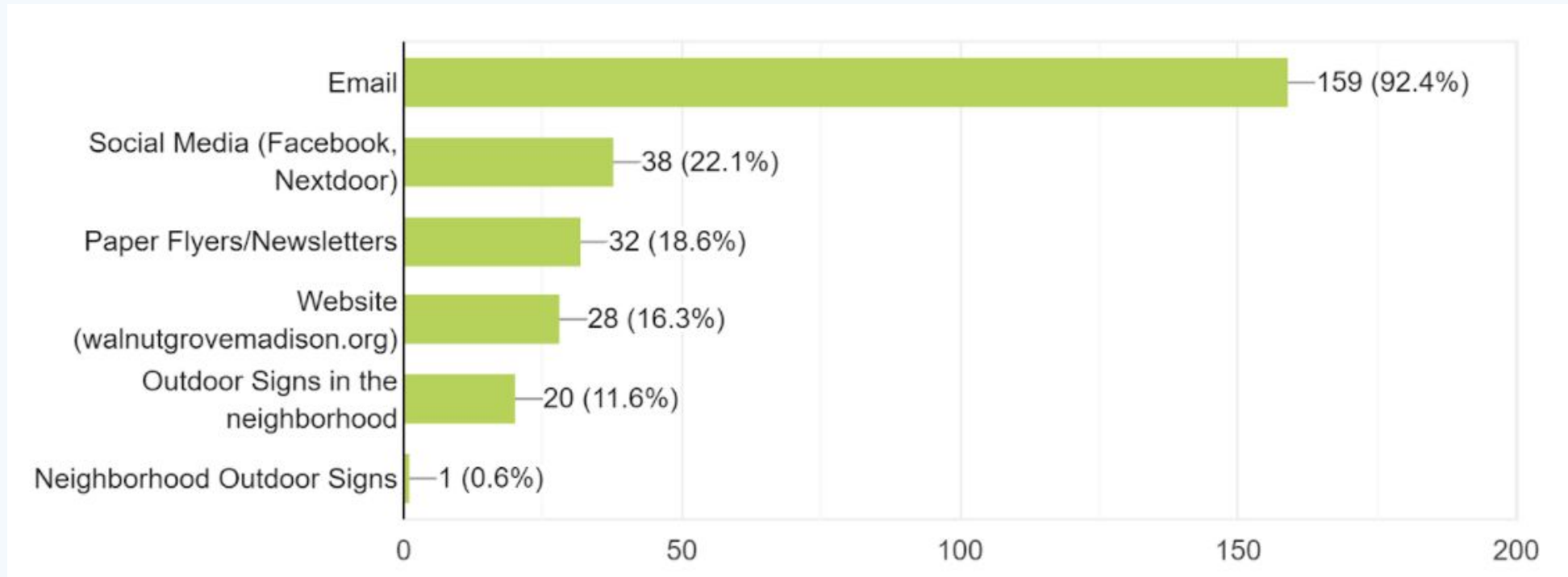
- Greenways & Paths: 4.14 (128 responses chose 5 or 4)
- Neighborhood Directory: 3.43 (83 responses chose 5 or 4)
- Circles: 3.32 (85 responses chose 5 or 4)
- Architectural Control Guidelines: 3.14 (80 responses chose 5 or 4)
- Social Events & Activities: 2.80 (46 responses chose 5 or 4)

Differences by Demo

- 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+)

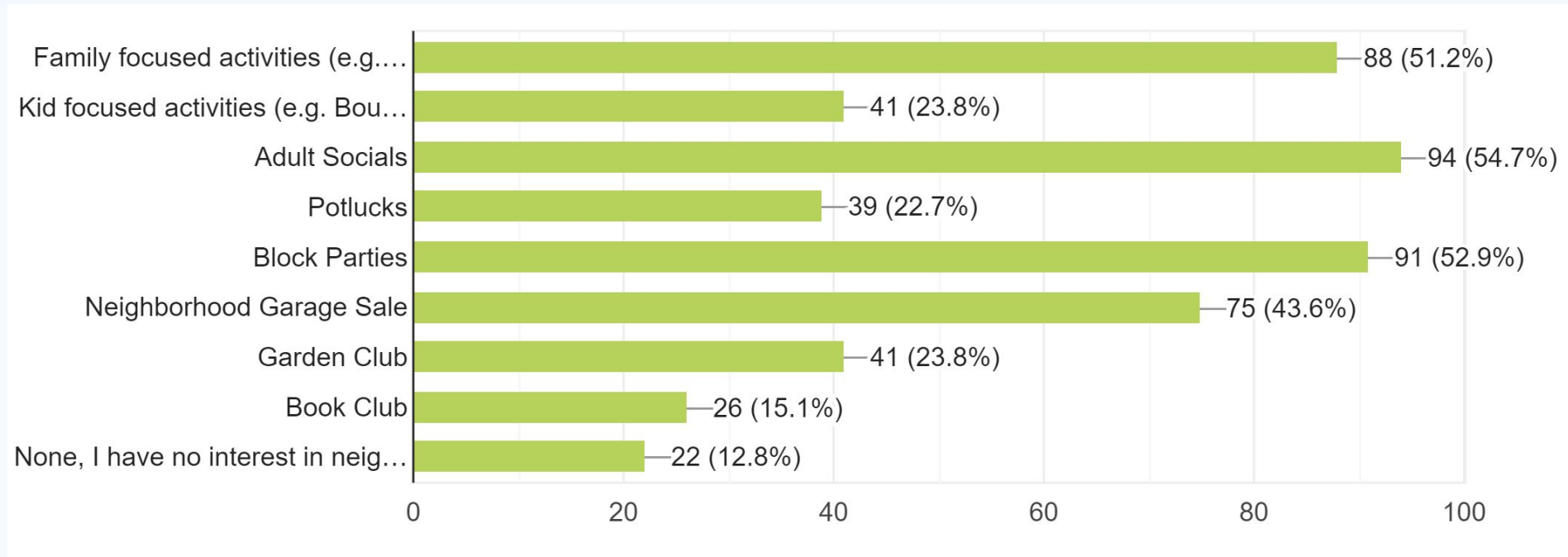
Survey Says...

What is the best way to inform you of upcoming events? (choose a maximum of two)



Survey Says...

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



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

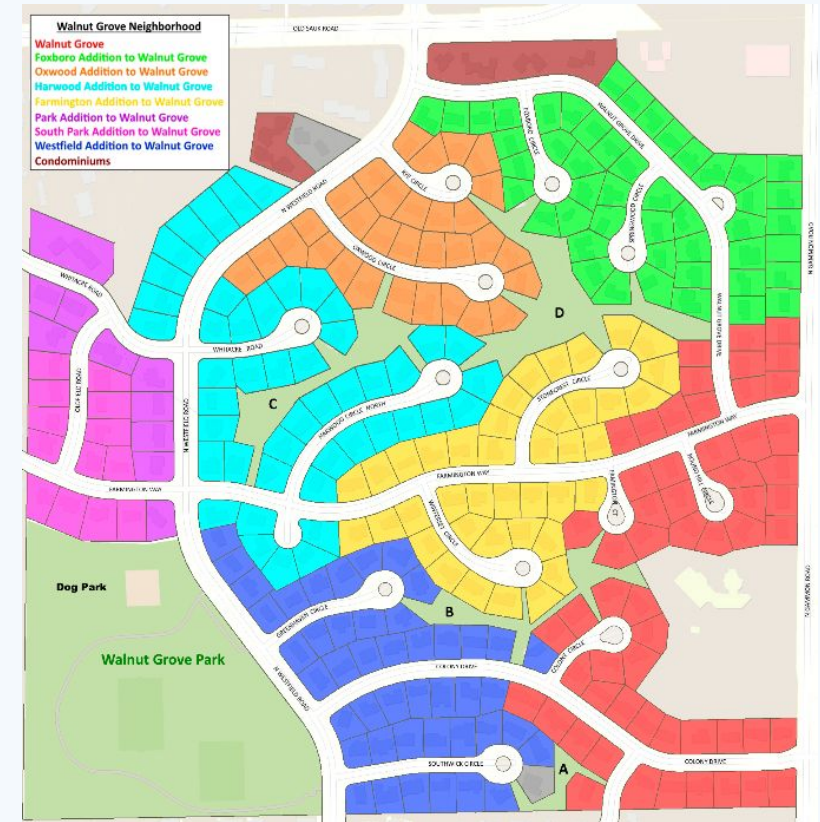
Greenways

Our Greenways

- WGHA owns 6.7 acres, including just over a mile of paved paths (~5400 feet of paved paths +/- 20 feet) and 36 lamp posts

2021 Greenways Maintenance

- Standard mowing, fertilization, and invasives control, including volunteer work days
- Tree management - removal of dying trees from circles and greenways



Greenways

2022 Plans

- Pathway Maintenance and Replacement (TBD Chair)
 - Research options for long term pathway replacement; issue neighborhood input survey once feasible options are identified and compiled.
 - Find a company that meets the specific needs of our neighborhood greenway paths to address repair and replacement options.
- Tree Maintenance (Paige Hawkins):
 - Eco Tree Company will begin a multi-year, rotational tree maintenance program to care for the trees in our greenways and circles, starting with the circles.
 - New circle tree plantings will begin in the spring.
- Neighborhood Sign Enhancement (Paige Hawkins and Charlie Morgan):
 - Repair and repaint both signs.
 - Garden Renovation
- Volunteer Work Days (Hayden McCann)
 - Continuation of work throughout the greenways to remove invasive species.

Greenways Continued

- Renewed Policies from 2021:
 - Invasives Species treatment:
 - Prior to any application of herbicides used to control invasive buckthorn, neighbors in the surrounding area will be notified via email.
 - Circle Grants and Reimbursements:
 - Greenways Committee has taken over major tree removal and tree replanting in Circles. Circle grant applications may still be submitted for other beautification and planting projects and will be approved on a rotating basis, depended on budget allocations.
 - Circle Grants: Maximum amount is \$500, application must be submitted for consideration.
 - Circle Reimbursements: \$50 per year, must be signed off by block captain
 - Lights Out?
 - If you see any greenways lamppost lights out, please contact greenways@walnutgrovemadison.org with the lamppost number and approximate location.

Architectural Control Committee

- Overview of the ACC's duties
- Useful Information & Forms under the "**WGHA Rules**" tab on walnutgrovemadison.org:
 - **ACC Rules & Procedures**; *updated in 2020, adopted on 01/23/2021*
 - **Application Form**; *fillable PDF updated in 2021, adopted on 01/25/2021*
 - Appendices A, B, C & D; *created in 2020, adopted on 01/23/2021*
 - **Appendix A**: Residences, Additions, Exterior Modifications
 - **Appendix B**: Decks, Porches, Patios
 - **Appendix C**: Fences, Privacy Screens, Pools, Landscaping
 - **Appendix D**: Outbuildings, Solar Panels, Fixtures
 - **Appeal Form**; *created in 2020, adopted on 01/23/2021*

Architectural Control Committee

Summary of 2021 Activity

Applications

Received & Reviewed 12 Applications in 2021:

- 1 – construct room addition
- 1 – install basement egress window
- 1 – repair, replace siding
- 1 – construct new deck
- 2 – replace existing deck
- 1 – construct new screen porch
- 1 – construct new patio
- 2 – construct privacy fence
- 1 – replace existing privacy screen
- 1 – construct new pergola on existing deck
- 1 – construct new garden trellis

Inquiries

Received & Responded to 8 additional inquiries*:

- 2 – replace existing roof cover
- 1 – replace existing garage door
- 1 – construct new deck
- 1 – replace existing deck
- 1 – construct new garden trellis
- 1 – install landscaping
- 1 – install solar panels

** Inquiries do not include those for which an Application was subsequently received and reviewed*

Social



2021 Social Events

- July 4 Independence Day celebration – bicycle parade, water balloon toss, trivia, snacks.
- Aug.22 Sunday Fun Day – picnic, games, bounce house, volleyball gathering at Haen Park with our westside neighbors, sponsored by Madison Community Policing Foundation.
- Two spring garlic mustard eradication work days at Walnut Grove park and one summer Greenways clean-up day.
- Improved promotion of neighborhood events through use of three new sandwich signs.

Looking Ahead to 2022

- Plan and offer neighborhood social events only when safe.
- Continue annual Independence Day celebration and resume greenway Fall Crawl.
- Sponsor and promote additional volunteer opportunities, including additional park and greenway workdays.
- Solicit and support social events suggested by neighbors. For example, summer early evening recreational volleyball at Haen Park.

Communications



- Neighborhood Directory
 - A new printed directory will be published in February 2022, pending advertiser revenue.
 - The 2021 update was digital only. Our last printed directory was from 2019.
 - Information not current? Please send updated info to walnutgrovemadison@gmail.com by February 1st.
- Paper v Digital
 - We want everyone to receive the communication they need from the board. We are still providing paper copies to approx 15 homes. If you have not provided an email address and prefer digital communication, please do so.
- Website: walnutgrovemadison.org

25 Block Captains



- Representation on the WGHA Board (blockcaptains@walnutgrovemadison.org)
- Provide new neighbors with welcome packet
 - 18 New homeowners in 2021
 - Homes sold quickly and most sold above asking
 - Multiples on same “block”
- Share neighborhood communications
 - Directories and newsletters
 - Greenway and circle updates
- Other:
 - Block parties
 - Circle mowing schedule



Treasurer Report Highlights: 2022 Budget

- Total actual 2021 expenses (\$23,992) were \$14,547 less than total amounts budgeted (\$38,539) due to underspending for greenways & circles maintenance and improvements (-\$10,935) and legal, social and administration expenses (-\$3,613).
- The 2022 budget recommended by the Board includes significant increases for woodland management, greenways and circle improvements, compared to 2021 actual expenses, as the 2021 planned work was pushed into 2022.
- An updated neighborhood directory will be published in 2022, supported by advertisements from local businesses.
- The 2022 budget will commit an additional \$15,000 to the Greenways Legacy Fund, so that, together with the \$15,000 committed in 2021, \$30,000 will be committed for capital improvements to WGHA's greenways by the end of
- The 2022 assessment notices will be sent to most neighbors by email within several weeks of the annual meeting. (Some neighbors who have requested that their notices be sent by U.S. mail.) Payments are expected to be received within six weeks after the notices are received, otherwise a late fee of \$10 may be assessed. If you did not receive a notice, please contact the Treasurer at: treasurer@walnutgrovemadison.org. (If you do not believe you received a notice, be sure to check your email Spam folder.)
- Link to pdf of budget: <https://walnutgrovemadison.org/wp-content/uploads/2022/01/2022-Proposed-Budget.pdf>

Voting

Vote in current board members up for re-election:

- Kim Grimmer
- Charlie Morgan
- Molly & Doug Hyant
- Eileen Goode

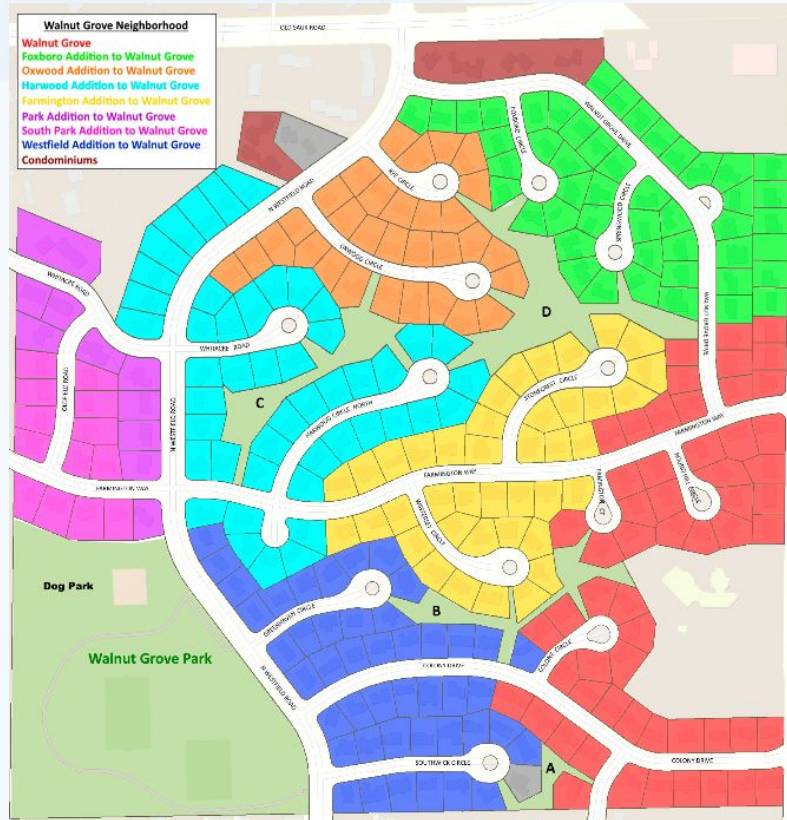
Vote in new board members:

- Nick Brown

Continuing to serve terms:

- Liz Fenster
- Paige Hawkins
- Hayden McCann
- Danielle Bashirullah

Thank you to Jeff Vanderpool for his dedication to the Board and for serving as ACC-Chair.



Wrap Up

- Questions/Discussion?
- On to 2022!