

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

2023 Annual Meeting

Agenda

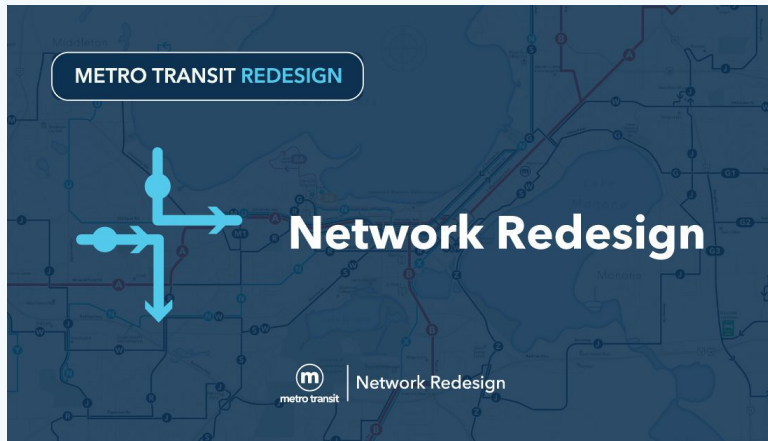
- Establish Quorum
 - Per By-laws, quorum is 30 households
- Introductions
 - Walnut Grove Homes Board Members
- Approval of last year's annual meeting minutes
- Board Updates
 - Community Events
 - State of the Neighborhood
 - Greenways
 - Architectural Control Committee (ACC)
 - Social
 - Communications
 - Block Captains
 - Treasurer: 2023 Budget

Voting

- Annual Budget + Dues
- Election of Board Members

Madison Metro Transit Network Redesign

- New Transit Map Approved



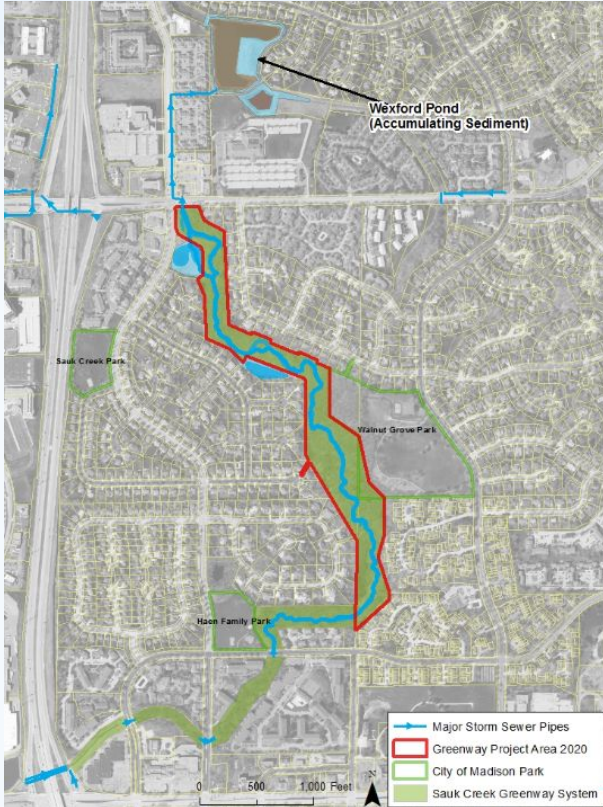
- A brand new transit network plan has been approved and expected to go into effect in June of 2023.
- This service redesign will increase frequency of trips, reduce issues with transfers and make Metro's system more direct. It will reduce number of routes.
- The changes will set the groundwork for the city to introduce bus rapid transit (BRT) in 2024
- Visit the City website for additional information
<https://www.cityofmadison.com/metro/routes-schedules/transit-network-redesign>
- Transit Oriented Development (TOD) Overlay District approved
<https://www.cityofmadison.com/dpced/planning/transit-oriented-development/3792/> and
https://www.cityofmadison.com/dpced/planning/documents/TOD_2023-01-12_TOD%20Overlay.pdf

Bike Trail Update



- Single Track Bike Trail at Walnut Grove Park
 - While Parks is still hoping to install a bike trail at Walnut Grove Park, this project has been put on hold.
 - Parks is going to focus their efforts for 2023 on construction at Sycamore Park (east side) and on excess park land along the SW Commuter trail by the Odana Golf Course.
 - Parks *may* come back to the Walnut Grove neighborhood in 2024 or 2025 with the hope of finding an alignment that will find more acceptance.
 - In the spring of 2023 the Shred to School single track trail, located along the Cannonball Trail by Aldo Leopold School and Park just south of the beltline by Todd Drive, will be open and ready to ride. We encourage neighbors to check it out.
 - Visit the City website for additional information <https://www.cityofmadison.com/parks/projects/walnut-grove-park-singletrack-improvements>

Pheasant Branch Watershed & Sauk Creek Greenway

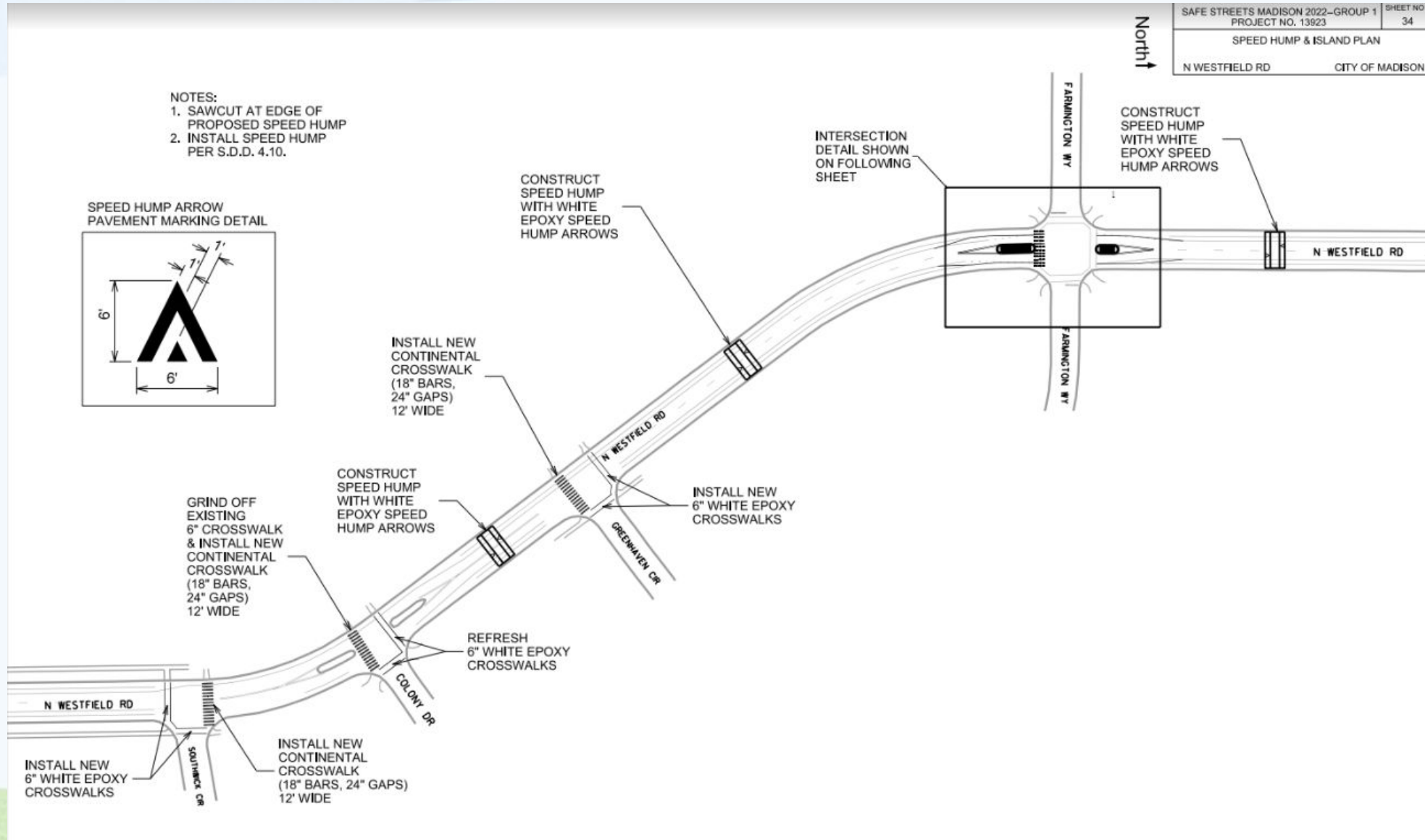


- The Pheasant Branch Watershed Study is complete. Its goal was to identify causes of flooding and craft potential solutions to try to reduce flooding caused by stormwater.
- Further community engagement on the project will begin in late spring 2023. The City expects the engagement process to last the majority of 2023 and will be more robust than a standard City construction project. Construction isn't likely to begin until 2024.
- Sauk Creek Greenway: The watershed draining through this channel is approximately 1,318 acres. Over time, the channel has degraded. Erosion, fallen trees and sediment forming in the Wexford Pond are key issues.
- FAQs & Project Information:
 - https://www.cityofmadison.com/engineering/documents/projects/SaukCreekGreenway2022_10_17_FAQ.pdf
 - <https://www.cityofmadison.com/engineering/projects/madison-pheasant-branch-watershed-study>
 - <https://www.cityofmadison.com/engineering/projects/sauk-creek-greenway-restoration>

Traffic Calming Project Update

- The N Westfield Rd traffic calming project construction is set to take place between April and July 2023.
- The intent of this project is enhanced safety for pedestrians accessing the Walnut Grove Park and the surrounding neighborhood
- This project includes
 - three speed humps
 - newly painted crosswalks (continental for visibility with signage)
 - traffic islands installed at N Westfield and Farmington Way
 - reduction of speed limit to 25mph
- Once the project begins, the work should take about three weeks. Traffic will be maintained at all times—speed humps are constructed in halves to maintain traffic.

Traffic Calming Project Update



Recap & Vision for Walnut Grove

2022

- Added \$15k to Legacy fund (established in 2021) to prepare for long term maintenance of greenways and eventual replacement of asphalt paths. Total balance \$30k
- Signage repair and beautification completed by volunteers Natasha & Kenton Soglin
- Native perennial planting completed by the Greenways Committee
- Implementation of a scheduled greenway maintenance plan
- Began researching repair and replacement options for paths
- Return of social events!
- Westfield traffic calming project approval
- Printed directory, funded by generous advertisers
 - Thank you to Culvers, Chris Delamarter at Keller Williams Realty, Vintage Brewing, Brantley Cooper Advisors, Victor Arellano, City BBQ, Rize: Smarter Decisions Now, and Tommy Van Ess at First Weber



Recap & Vision for Walnut Grove

2023

- Long term financial planning to fund tree care and pruning rotation (~7-10 years) and pathway replacement (~16+ years)
- Support and enhance our greenways and circles with year two of greenway maintenance plan rotation
 - Pruning, tree care, removals and plantings within our Greenways
 - Dedicated maintenance plan to keep trees healthy with structural pruning
- Maintain and build sense of community in our neighborhood.
 - 2023 Social Events
 - Newsletters
 - Greenway Volunteer workdays
 - Adopt-a-Greenway

Our Greenways

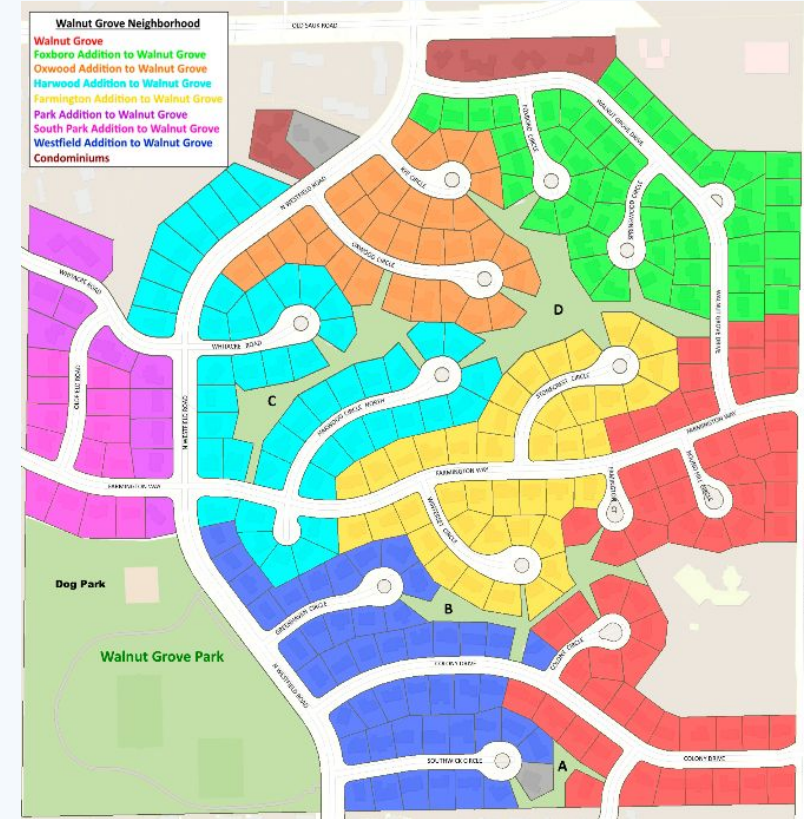
WGHA owns 6.7 acres, including just over a mile of paved paths (~5400 feet of paved paths +/- 20 feet) and 36 lamp posts

2022 Greenways Maintenance + Improvement included:

- Mowing, fertilization, and invasives control
- Volunteer work days, including native plantings
- Tree management including removal of dying trees from circles and greenways, Ash tree treatments, pruning of all trees in circles
- New tree plantings to replace select removals

2023 Planning

- Eco Tree Company began a multi-year, rotational tree maintenance program to care for the trees in our greenways and circles, starting with the circles in 2022. This will continue in 2023.
 - Tree removals for hazard and dying trees
 - New tree plantings in Fall '23
- Volunteer Work Days
 - Continuation of work throughout the greenways to remove invasive species.



Our Greenways Continued

- Renewed Policies
 - 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.

Greenway Paths

- In 2022, we began researching options to repair and replace asphalt paths. Based on preliminary cost estimates and the amounts dedicated for this purpose in the Legacy Fund, it is unlikely that any of the paths will be replaced in the near future.
- Initial quotes gathered for Pathway Replacement:
 - Met with three contractors to gather quotes for replacement
 - Bid Received \$64k for Greenway C (our third longest path)
 - A = 467'
 - B = 1691'
 - C = 1269'
 - D = 1942'
 - Estimated total across all 4 Greenways = \$271k
 - Estimated that it will take ~16 more years to raise the necessary funds IF \$15k is added to the Legacy fund annually

Adopt a Greenway?

- We are currently unable to commit to pathway replacement with current expenses
- Are you willing to adopt a portion of a greenway by donating to a greenway project? Your dollars can be used to plant new trees, prune a greenway, or replace a section of pathways!

Architectural Control Committee (ACC)

- Committee composed of 6 members
 - 1 new member added to replace leaving member
- **ACC Rules & Procedures**
- For ease of use, created Appendices A, B, C & D in 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
- **Application Form & Appeal Form** available

ACC Information & Forms under the “**WGHA Rules**” tab on walnutgrovemadison.org

Architectural Control Committee

Summary of 2022 Activity

Applications

Received & Reviewed 11 Applications in 2022:

1. Rear addition application was *Conditionally Approved*
2. 2 side yard privacy fence applications were *Approved*
3. Egress window application was *Approved*
4. Roof-top solar panel application was *Approved*
5. Front/entry addition application was *Approved*
6. Rear rock wall was *Approved*
7. Replacement fence application was *Denied*
8. Back-yard basketball court application was *Withdrawn*
9. 4' Fence application was *Withdrawn*
10. Rear yard privacy fence application was *Withdrawn*

Inquiries

Received & Responded to 8 additional inquiries*:

1. 2 inquiries regarding exterior siding and/or replacement windows
2. 2 inquiries regarding fence requirements
3. Inquiry about side yard set-back requirements
4. Inquiry about requirement for change to existing patio
5. Inquiry about requirements for replacement deck
6. Question about compost bin guidelines

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

Architectural Control Committee Guidelines

- Modifications to current ACC Guidelines to address inquiries and changing technologies coming soon.
 - **Appendix A:** Residences, Additions, Exterior Modifications- No changes
 - **Appendix B:** Decks, Porches, Patios
 - Clarification about drainage plan regarding Patios
 - Additional statement about Exterior Lighting and City of Madison Ordinance
 - **Appendix C:** Fences, Privacy Screens, Pools, Landscaping
 - Additional guidance for length and placement of Privacy Fences
 - Additional statement to allow for decorative rocks and/or mulch
 - Additional statement about Exterior Lighting and City of Madison Ordinance
 - Additional statement about Compost Bins and City of Madison Ordinance
 - **Appendix D:** Outbuildings, Solar Panels, Fixtures
 - Change information in Solar Panels and Satellite dishes to include other peripherals that may come along
 - **Application Form**
 - Added Page numbers and small changes to formatting, wording, and spacing

Social



2022 Social Events

- July 4 Independence Day Celebration – bicycle parade, water balloon toss, trivia, snacks.
- October 15 Tailgate Party and Potluck – grilled brats, beverages of all kinds, a fire pit, and lots of school spirit. The party followed a walk through Greenways C and D, featuring informal discussion and explanations of how WGHA manages the greenways.

Looking Ahead to 2023

- Continue annual Independence Day celebration and Tailgate Party and Potluck.
- New In 2023 – An Easter Egg Hunt for young children – Saturday, April 1.
- Sponsor and promote additional volunteer opportunities, including additional park and greenway workdays.
- Solicit and support social events suggested by neighbors. Please contact Charlie Morgan, the Board's Social Chair, if you'd like to help plan these or other events.

Communications



- Neighborhood Directory
 - A new printed directory was published and distributed in February 2022
 - Ad Revenue of \$1,564 surpassed printing cost of \$1,177
 - Thanks to our sponsors Culver's, Chris Delamarter at Keller Williams Realty, Vintage Brewing, Brantley Cooper Advisors, Victor Arellano, City BBQ, Rize: Smarter Decisions Now, and Tommy Van Ess at First Weber
 - Information not current? Please send updated info to walnutgrovemadison@gmail.com
- 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

Block Captains



- 25 Block Captain Zones
- Co-ordinated with Greenways & Circles to plant replacement tree in Whitacre, Oxwood and Foxboro Circles
- Block Captain Responsibilities:
 - Provide new neighbors with welcome packet
17 homes with new owners in 2022*
 - Share neighborhood communications such as:
Directories and newsletters
Greenway and circle updates
 - Other
Assist with coordination of Block parties
Co-ordinate Circle mowing schedule (where applicable)
- NOTE: Looking for new Block Captain for section of Walnut Grove Drive

2023 *One home closed January

Treasurer Report Highlights: 2022 + 2023 Comments

OPERATING BUDGET

- Total actual 2022 expenses (\$34k) were under budget \$10k due to deferring temporary pathway patching & the timing of Greenway grant spending (\$7k) and underspent legal & social spending (\$3k).
- The 2023 budget recommended by the Board includes adding back the temporary pathway patching while funds continue to grow for long-term replacement.
- The 2023 increased budget additional includes inflationary expenses for water/electricity/ongoing maintenance as well as some outstanding bills that were carried over from 2022 work.
- Link to [pdf of budget](#)

LEGACY FUNDS

- \$30k in funding has been earmarked for pathway replacement, proposed budget allows for an additional \$15k of funding in 2023.

ASSESSMENT NOTICES

- Dues proposed to increase to \$170/\$85 annually in line with CPI.
- 2023 assessment notices will be sent primarily by email but via paper on exception basis to noted members (please check Spam folders).
- Trying to include other electronic payment options (Venmo)
- Payments due within 6 weeks to avoid late fee.
- Contact Treasurer at treasurer@walnutgrovemadison.org for questions or if you do not receive a notice.

Treasurer Report: 2022 + 2023 Budget Summary

| | 2022 | | |
|---------------------------|---------------|----------------|---------------------|
| | <u>ACTUAL</u> | <u>BUDGET</u> | <u>H/(L) vs BUD</u> |
| STARTING FUNDS | \$17.0 | \$17.0 | \$0.0 |
| DUES | \$44.8 | \$45.3 | -\$0.5 |
| INTEREST | \$0.0 | \$0.0 | \$0.0 |
| DIRECTORY | \$1.6 | \$1.3 | \$0.3 |
| INFLOWS | \$46.4 | \$46.6 | -\$0.3 |
| GREENWAYS | \$30.3 | \$37.1 | -\$6.7 |
| ADMIN | \$3.7 | \$7.2 | -\$3.5 |
| PATHWAYS | \$15.0 | \$15.0 | \$0.0 |
| OUTFLOWS | \$49.0 | \$59.3 | -\$10.2 |
| NET CHANGE | -\$2.6 | -\$12.6 | \$10.0 |
| ENDING FUNDS | \$14.3 | \$4.4 | \$10.0 |
| <i>CARRYOVER EXP</i> | \$1.8 | \$0.0 | \$1.8 |
| ENDING AVAIL FUNDS | \$12.5 | \$4.4 | \$8.1 |

| | 2023 Proposal | |
|-----------------------|---------------|--------------------|
| | <u>BUDGET</u> | <u>H/(L) vs PY</u> |
| STARTING FUNDS | \$12.5 | -\$4.5 |
| DUES | \$51.3 | \$6.6 |
| INTEREST | \$0.5 | \$0.5 |
| DIRECTORY | \$0.0 | -\$1.6 |
| INFLOWS | \$51.9 | \$5.5 |
| GREENWAYS | \$40.2 | \$9.8 |
| ADMIN | \$5.9 | \$2.2 |
| PATHWAYS | \$15.0 | \$0.0 |
| OUTFLOWS | \$61.1 | \$12.0 |
| NET CHANGE | -\$9.2 | -\$6.5 |
| ENDING FUNDS | \$3.3 | -\$11.0 |

DUES +\$6K aligned with inflation index

GREENWAYS

- +\$5K temporary pathway patching
- +\$3K inflation (electricity/water/mowing)
- +\$1K circle grant funding
- +\$1.5K fall mowing/maintenance (½ from 2022)

ADMIN +\$2K funding legal contingency

Voting

Vote in current board members up for re-election:

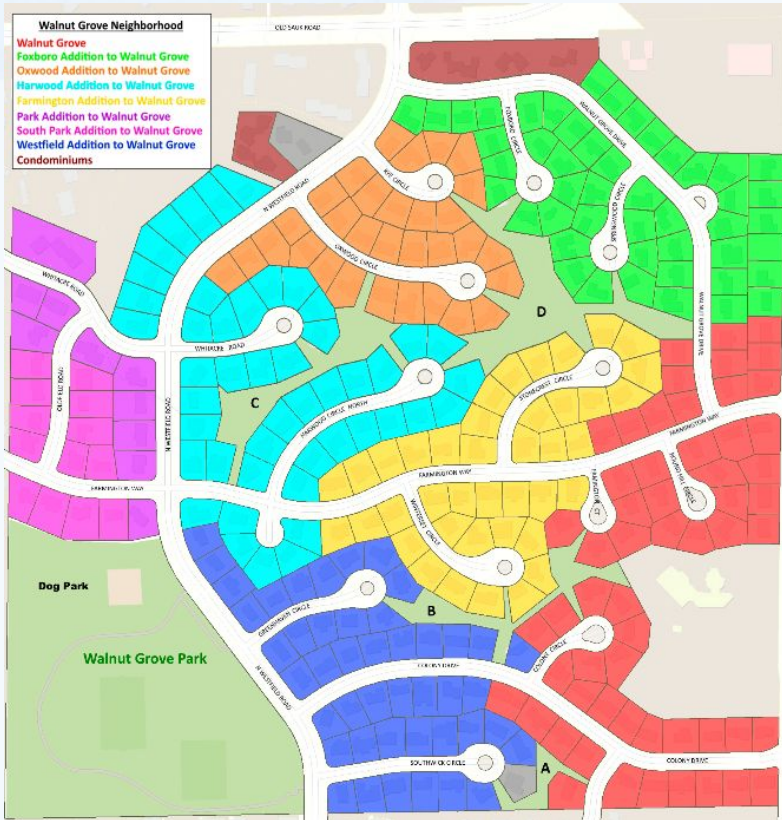
- Liz Fenster
- Hayden McCann
- Danielle Bashirullah

Vote in new board members:

- ~~Katie Frauen~~

Continuing to serve terms:

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



Wrap Up

Questions/Discussion?

Thanks to our generous directory supporters:



**Arellano & Phebus
S.C.**

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