

**Minutes of the
Walnut Grove Homes Association, Inc.
June 2023 Board Meeting By Zoom
June 5, 2023 - 6:30 p.m.**

Attendees: Doug Hyant, Charlie Morgan, Nick Brown, Hayden McCann, Laurie Howard, Kim Grimmer, and Danielle Bashirullah (joining immediately following review and approval of the April 2023 minutes.) **Excused:** President Liz Fenster

Mr. Hyant, Vice-President, called the meeting to order at 6:33 p.m.

April 2023 Board Meeting Minutes:

Mr. Morgan moved to approve the April 2023 Board Meeting Minutes. Mr. Brown seconded the motion. The motion passed on a vote of 6 to 0.

Mr. Hyant followed the agenda for the meeting circulated to the Board by email on June 4. This agenda is annexed as Exhibit 1 (Pages 1-20).

New Business

Treasurer's Report.

- Mr. Brown presented an update on our balance sheet (*See, Agenda, Exhibit 1, page 2.*)
- Mr. Brown feels dues collection has been a little slow relative to past years. Roughly eighty-five residences still have 2023 dues outstanding. \$1200 in dues were collected since the April board meeting. New reminder emails and letters will be sent out this week.
- The Association has two new certificates of deposit opened at Summit Credit Union in May. \$20,000 in a thirteen-month CD earning 4.89% interest. \$7,500 in a nine-month CD earning 4.65% interest. The durations of these two CDs represent an effort to balance rates with liquidity needed to pay expected expenses.
- Over \$11,000 has been paid this year to Eco Tree Service for tree pruning and maintenance. Most of this was incurred since April. Mr. Brown will talk to Ms. Fenster about whether we can reduce the frequency of our mowing given this Spring's dryness.

Greenways Report.

- Ms. McCann presented the Greenways report attached to the agenda for the meeting. (*See, Agenda, Exhibit 1, page 3.*)
- Half the lamp posts on the greenways were repainted by Thrift Painting in May. The remaining lampposts scheduled for 2024 will be slightly more expensive due to inflation.
- Eco Tree Service completed the bulk of their pruning and maintenance in mid-May. Several trees were identified to be trimmed during dormancy. A sick Austrian Pine on Greenway A is being treated on June 6. The Greenway Committee will be working with Eco to

identify diseased trees slated for removal in 2024. Any money left in the tree maintenance budget after the summer storm season is slated to cable a sick ash tree on Greenway B and open up the tree canopy over Greenway D.

- Eco has yet to produce a full tree inventory for the Greenways as they had indicated they would. The inventory Eco provided in support of their May invoice was inadequate to assess the reasonableness of their charges. Eco's notations on a list of trees were difficult to de-cipher. (See, Agenda, Exhibit 1, pages 4-5.) Ms. McCann is working to move Eco towards better record-keeping on work done by their crews on each tree slated for maintenance and pruning under the multi-year maintenance plan. A full tree inventory will allow us to maintain better control over the reasonableness of Eco's invoices.
- Ms. McCann would also like Eco, as they move around the Greenways and work on trees, to use a complete tree inventory to document the health status of all the trees on the inventory (using an agreed scale of health and appropriate notations) so that rational decisions can be made in the future on which trees should be maintained and which removed.
- The Board was in general agreement that it was unreasonable for Eco to place burdens on our Greenway Committee co-chairs to have to do substantial leg work and interpretation of Eco's reports to assess the reasonableness of its charges. There were comments about looking for a new vendor if this situation could not be improved.
- Ms. McCann felt three trees and a shrub were not well pruned in May and she noted that one tree that was pruned was not on Association property. She has pictures documenting these problems and is going to be working with Eco to address these concerns. She and Mr. Morgan will do an assessment of their satisfaction that Eco is proceeding in a workman-like manner as to actual work and documentation of its invoice. She intends to meet with Eco on this issue shortly. She hopes to review this issue at the August 2023 Board meeting.
- Mr. Morgan discussed pathway repair. Few contractors are interested in doing the limited repair work we are currently seeking. Doctor Asphalt is the one contractor that submitted a bid for it. (See, Agenda, Exhibit 1, pages 6-18.) It proposes repairing three separate sections of greenway paths. This bid came in about \$800 over the \$5000 budgeted for specified 2023 pathway repairs. We may be able to cover this over-run by shifting the legal funds budgeted (and hopefully not spent) or by mowing reductions. (Approximately \$270 per mowing.) Ms. Howard asked how we identified the three proposed areas of repair. Mr. Morgan said he and Ms. Fenster had walked the pathways frequently trying to identify the areas, and they also considered specific complaints by residents to Ms. Fenster. Mr. Morgan suggests we accept Doctor Asphalt proposal after we check out references for prior work by Dr. Asphalt.
- Mr. Grimmer made a motion that after being satisfied with Doctor Asphalt's references and viewing any local work sites it may have repaired, Mr. Morgan is authorized to execute the bid for the work. This motion was subject to a friendly amendment by Ms. Bashirullah that once the repair work is done, Mr. Morgan provide Ms. Fenster a report so she can let the neighborhood know of the repairs and their costs. Ms. Bashirullah seconded the motion as amended. The motion passed 7-0.

Architectural Control Committee Report.

Ms. Bashirullah reported that the beginning of this year has been relatively quiet in terms of ACC Approval Applications. The ACC handled a couple of inquiries, a withdrawn application and two straight forward approvals. There was a discussion of ownership of a wooded area behind 425 Walnut Grove Dr. relative to a brand new buyer's desire to place a fence behind the property. On [Access Dane](#), the property appears to be owned by Cotter-Brown Properties, LLC, the owners of the Madtown Twisters building, who approached the board two years ago or more about the potential willingness of WGHA to publicly support a new (unspecified) development plan for the property on which Madtown Twisters stands.

Social Committee Report

Mr. Morgan reviewed the Social Committee report (See, Agenda, Exhibit 1, p. 19.) The Easter Egg Hunt was a major success, and we now have the supplies (baskets, plastic eggs) for future hunts. He reviewed the events scheduled for June, including the garage sale, and he will use the sandwich board signage for these events. Mr. Morgan discussed the July Fourth event, and asked Ms. Howard to use the block captains to pitch an appeal for volunteers (or volunteer themselves) for the Fourth of July celebration.

Block Captain Report.

Ms. Howard presented the Block Captains report (See, Agenda, Ex. 1, p. 20.) She and Mr. Howard are hosting an open house for the block captains on June 17 to introduce themselves and get to know the existing block captains. RSVP response has been slow. There was a discussion about the best way to solicit new block captains. Ms. Bashirullah thought a review of saved block captain emails on the Google Drive would be useful in terms of reviewing recruitment of new block captains. Ms. Bashirullah and Ms. Howard will discuss keeping track of new neighbors. There is a spread sheet for this information on the Google Drive. There was a brief discussion of having reimbursement requests for circle grants being coordinated through block captains so there is agreement on where reimbursement needs to go.

Garage Sale. Derek Pavelec is graciously coordinating this sale once again over June 8th through 10th. Mr. Morgan will advertise it with the sandwich board signs well in advance.

Reminder to Use the Google Drive! (For continuity of future decision-making and historical purposes.)

Next Meeting: The next meeting of the board will be held on August 7, 2023, at 6:30 p.m. It is expected that Ms. Fenster will host the meeting in her yard or screened porch.

Adjournment. By unanimous agreement the meeting adjourned at 7:40 p.m.

Respectfully Submitted, Kim Grimmer, Secretary

AGENDA

For

June 5, 2023

WGHA Board Meeting

- Approval of April 3, 2023 BOD Meeting Minutes
- Treasurer's Report
 - Update: review of major budget line items (actual v expected)
 - Dues Status and state of late notices/collection.
 - Certificate of Deposit Status.
- Greenways Committee Report
 - Eco Tree Care Status:
 - Greenway A + B pruning (when do they return for dormant season prunes, or is that not in this year's package)
 - Stump grinding from winter removals,
 - anything else outstanding?
 - Pathway Repair: review provided estimate, determine timeline for signing contract if approved.
 - Lamppost repainting status update
- ACC Committee Report
- Social Committee Report (Attached below)
- Block Captains Committee Report (Attached below)
- Reminder of upcoming Garage Sale. Mr. Morgan to place outdoor signs (coordinate with Derek Pavelec as needed)
- Use of Google Drive for continuity between current and future Board member and committee Chairs: please be sure any documents used on a recurring basis are stored on the WGHA Google Drive. You can email files to Ms. Fenster for upload if needed.
- Set date and time for August 2023 BOD Meeting
- Adjourn

Balance Sheet as of June 5, 2023

	2023		
	Approved	Actual	Favorable/Unfav
OPENING BALANCES			
Checking Account	3,057	37,616	34,559
Money Market Account	42,857	38,874	(3,983)
Savings Account	5	5	0
Total -- Summit Credit Union	45,919	76,495	30,576
Prior Year Spending, Paid in Current Year	2,283	0	2,283
Circle Grants & Reimbursement Commitments to Date	1,250	1,250	1,250
Greenways Legacy Fund Commitments to Date (At Jan1)	30,000	30,000	15,000
Total Carryover Amounts for Current Year Expenses	33,533	31,250	18,533
Total Unallocated Cash Balances			
	12,386		
REVENUE			
	As of 6/5/2023		
	Approved	Actual	Favorable/Unfav
Dues Payments	51,340	37,864	(13,476)
Interest on Bank Balances	528	34	(494)
Revenue from Directory Advertisers	0	0	0
Total Revenues	51,868	37,898	(13,970)
EXPENDITURES			
	As of 6/5/2023		
	Approved	Actual	Favorable/Unfav
Water and Sewer	6,000	3,045	2,955
Electricity (Madison Gas and Electric)	2,300	864	1,436
Mowing*	7,000	815	6,185
Weed Control and Fertilizer	1,250	1,275	(25)
Woodland Management, Invasive Control, Replanting	15,000	11,390	3,610
Pathway Patching/Temporary Repair	5,000		5,000
Lamp Post Maintenance	1,200		1,200
Circle Grants (\$500) and Circle Reimbursements (\$50)	2,150		2,150
Greenways and Circles, Misc.	250		250
Greenways and Circles Expenses Subtotal	40,150	17,388	22,762
Bank Charges	50	15	35
Taxes and Fees	50		50
Insurance (Liability/Board)	1,300	1,215	85
Dues Collections Mailings (Printing and Postage)	100		100
Newsletters and Notices	200		200
Annual Meeting	0		0
Directory	0		0
Website	200	65	135
Social	1,500	188	1,312
Legal Fees	2,000		2,000
Misc. (Supplies, Postage, P.O. Box)	500	182	318
Administrative Expenses Subtotal	5,900	1,665	4,235
TOTAL EXPENSES	46,050	19,054	26,996
Greenways and Circles Legacy Fund			
Legacy Fund Deposits	15,000		15,000
LEGACY FUND BALANCE (At Year-End)	45,000		

Notes

*2022 actual excludes \$815 in fall clean up expenses

****carryover includes 2023 prepayment for weed control**

Greenways Report

6/5/23

Preparation and painting of 14 Greenway D light posts & 3 additional posts which equal $\frac{1}{2}$ of Greenway lighting was completed by Thrift Painting in early May. The remaining light-posts are scheduled for remediation in 2024.

2023 Tree pruning planed for Greenway A and continuing into Greenway B began on 5/12 and was completed in mid-may. A summary of trees which were addressed during the early Spring pruning is attached.

Treatment of Rhizophaera (fungal disease) of a single Austrian Pine on Greenway A is due to be completed.

The early Spring tree removals and early season pruning will require \$10,400 of the \$15,000 allotted for Woodland Management. It is projected that if by early fall there is no unplanned weather-related tree damage the remaining funds may be directed to recommended cableing of an ash tree on Greenway B and opening the tree canopy over Greenway D.

Walnut Grove Greenways grant of 112 native perennial plants from the UW Land and Water Resources Department has been received and is being held until the June 17th Volunteer Workday when they will be installed in Greenway C adjacent to the August 2022 planted area. Both newly installed areas will require watering support until early fall. Signage explaining the plantings will again be posted in the plot.

The first Greenways Meeting of the season and the initial Volunteer Workday has been completed.

Walnut Grove Tree Inventory

	Greenway A		Hours	Notes
X TBD	17" Austrian Pine	Treatment, Pruning	tbd	Unsure of property line, treating for Dothistroma Needle Blight in 2022.
.TBD	12" Red Oak	Pruning	tbd	Approx cost \$100 for two series treatment
X TBD	11" Shag Bark Hickory	Pruning	tbd	Dormant Season
X TBD	26", 14", 25" Linden	Pruning	tbd	
X TBD	-Not Greenways- series of trees	Canopy Lift off Path	tbd	3 connected trees, create space for cedar done
X TBD	3" Fall Fiesta Sugar Maple	Light Structure work		Planted by Eco in Oct 2019 Done
TBD	2.5" Hybrid Swamp x Bur Oak			Planted by Eco in Oct 2019 Dormant Season
L TBD	29" Box Elder	Rejuvination prune	tbd	Done
X	Red Twig Dogwood	Rejuvination prune	tbd	
	Yellow Twig Dogwood		tbd	

Direction: Southwick to Millstone

Done →

X = Finished
 Circled trees =
 Dormant Season

Walnut Grove Tree Inventory

Greenway B		Hours	Direction: Colony Dr to Greenhaven, Colony Dr to Colony Cir to Farmington Ct	Notes
not tagged 2 Pin Oaks	TBD		Unknown ownership, Needs Chlorosis Treatment, ask owners of 7210 Colony about treatment	
X 523 22" White pine	pruning	1		
X 524 3-stem Amur maple	pruning	2.5		
525 18" Burr oak	pruning	3		
526 24" Pin oak	pruning		4 Needs Chlorosis Treatment, ask owners of 7210 Colony about treatment	
across from 523 20" Amur maple X	pruning		4 Prune, do not remove (when time to remove, cut stem to 7' high)	
X 527 3-stem Amur maple	pruning	1.5		
X 528 11" red pine	pruning	1		
X 529 3-stem cherry	pruning	3		
X 530 20" White pine	pruning	2.5		
X 535 Adjacent Dead 12" Tamarack & 2-12" red pine	removal	7		
X 531 12" Tamarack	pruning	1		
X 532 20" White pine	pruning	2.5		
X 533 21" White pine	pruning	2.5		
X 534 12" Red Maple	pruning	3		
X 535 12" Larch/Tamarack	pruning	1.5		
X 536 13" Larch/Tamarack	pruning	1.5		
X 537 14" ??? Tamarack	pruning	1.5		
X 538 14" ???	pruning	1.75		
X 539 19" Red maple	pruning	3		
X 540 24" Norway	pruning	1.75		
remove volunteer trees in area				
X 541 19" Norway spruce	pruning	1.5	Not tagged- must have fallen off	
X 542 22" Norway spruce	pruning	1.75		
543 10" Red oak	pruning	1.5		
X 544 25" Silver maple	pruning	3.5		
545 32" Siberian Elm	pruning	6		
X 546 15" Larch	pruning	?		
not tagged 2 Columnar				
not tagged 1 Red Maple				
not tagged 1 Hybrid Maple				
X 547 20" Norway maple	pruning	4		
X 548 28" Ash	pruning	5	Emerald Ash Borer Treatment 2022	
X 549 27" Ash	pruning	5	Emerald Ash Borer Treatment 2022	
552 7-stem Birch	pruning	1	Remove 2 dead stems and low dead wood	
X 553 17" Norway spruce	pruning	1.5	5 year removal plan. Look for a replacement planting to place to left (Keith's backyard)	
X 554 17" Norway spruce	pruning	1.5	5 year removal plan. Look for a replacement planting to place to left (Keith's backyard)	
→ X 555 23" Ash Removal / Bolt/cable	pruning	5	Emerald Ash Borer Treatment 2022! Needs Cabling (approx \$550) Emerald Ash Borer Treatment 2022. Tree removed in July 2022 due to major damage following storm	
556 33" Ash	pruning	5	Emerald Ash Borer Treatment 2022	
X 557 33" Ash	pruning	5	Emerald Ash Borer Treatment 2022	
X 559 35" Ash	pruning	5	Emerald Ash Borer Treatment 2022	
not tagged 2 Austrian Pines	TBD		Determine ownership (10 Farmington Ct). Replanting plan due to future removal and Ash removal in 2021. Consider a smaller tree in it's place, like serviceberry	

523-546 are Colony Dr to Greenhaven path
 547-559 are Colony to Farmington

active split
 bolt and cable
 recommended

Circled trees =
 Dormant Season

X = Done



Doctor Asphalt
2935 S Fish Hatchery Rd #126
Fitchburg, WI, 53711
www.madison.doctorasphaltllc.com

Project Proposal

Walnut Grove Homes Association Pathway Project | Walnut Grove Homes Association

May 25th, 2022

Client

Charles Morgan

Walnut Grove Homes Association

cnlmorg@tds.net

Project

Walnut Grove Homes Association

Pathway Project

10 Colony Circle

Madison, WI, 53717

Executive Summary

About Us

Doctor Asphalt

EXPERIENCED. TRUSTED. INNOVATIVE.

We spent years listening to clients tell us their challenges and we founded this company with the specific purpose of solving every last one of them.

Our mission as a company is simple, we want to simplify the complicated process of managing pavement assets for our clients.

We do that through a unique proprietary process that provides our clients with every piece of data necessary for them to make informed and educated decisions.

We keep it simple and provide clients with the simple things they all say they want. We operate with integrity, we do what we say we're going to do,

we communicate on a level that works best for each individual client, we answer the phone and respond to emails and texts quickly, and when there is a problem...

WE RUN TO IT not away from it. These are the things that matter most to clients, and we have mastered them.

Oh yeah...and we're EXPERTS at asphalt and concrete too.

Proposal Details

Walnut Grove Homes Association Pathway Project

Asphalt Patching

Total: \$5,850.00

Asphalt Patching

- Sawcut where required and clean areas to be patched. Area(s) approximately 324.75 Square feet.
- Tack areas with DOT approved primer tack.
- Install 3" hot plant mixed asphalt, Type SIII.
- Roll and compact areas with a 3-5 ton roller.
- Remove any construction related debris.
- DIMENSIONS BASED ON CLIENTS MEASUREMENTS.

Proposal Images

Walnut Grove Homes Association Pathway Project

Proposal Images : Walnut Grove Homes Association Pathway Project

Picture	Description
	Site Map
	Site Map

[Click here to enlarge](#)

[Site Map](#)

[Click here to enlarge](#)



Site Map

[Click here to enlarge](#)

Price Breakdown

Walnut Grove Homes Association Pathway Project

Services	Investment
Asphalt Patching	\$5,850.00
Project Total:	\$5,850.00

Contract

Walnut Grove Homes Association Pathway Project

Agreement

The information contained in this proposal constitutes the terms between Doctor Asphalt and Walnut Grove Homes Association. All prices stated above will be honored by both parties. Any adjustments will be agreed upon and signed off before work proceeds. Any work outside of the scope of this contract will be agreed upon in a new contract. By signing this document, you agree to pay the total owing on the contract 30 days after the work has been completed.

Authorized Signature

The undersigned agrees to the terms of this contract on behalf of Walnut Grove Homes Association

Payment Terms

We agree to pay the total sum or balance in full within 30 days after the completion of work. Residential projects are DUE UPON RECEIPT. I am authorized to approve and sign this project as described in this proposal as well as identified below with our payment terms and options. We agree that a **DOWN PAYMENT OF 30% IS REQUIRED TO BE SCHEDULED**. We must receive the down payment before scheduling unless waived by a Doctor Asphalt Representative.

Date: _____

For Walnut Grove Homes Association

Charles Morgan
10 Colony Circle
Madison, WI, 53717

For Doctor Asphalt

Jake Abernathy
2935 S Fish Hatchery Rd #126
Fitchburg, WI, 53711



Proposal Terms

Walnut Grove Homes Association Pathway Project

These Terms and Conditions are by and between Doctor Asphalt, LLC (hereinafter the "Contractor"), and the front-side "Purchaser", (hereinafter the "Purchaser"). For purposes of this agreement "Purchaser" will be defined as the Owner or Owner's Representative. The individual signing this agreement hereby represents and warrants that she/he is duly authorized to execute and deliver this Agreement on behalf of the Purchaser and that this Agreement is binding upon Other Party in accordance with its terms.

Asphalt Guarantee

Fully covering labor, and materials against breakup for a period of 2 year(s). Asphalt is a machine laid surface which has seams that are sometimes noticeable. The surface texture of hand laid areas may not be uniform to machine laid areas, due to hand raking and hand compaction. Guarantee does not cover markings from sharp pointed objects, power steering created tire marks, or drippings from solvents and gas. Drainage is not guaranteed in areas having less than 2% grade. If the contract is canceled by Purchaser within 72 hours prior to the commencement of work, Purchaser will pay Contractor twenty percent (20%) of the total contract price.

Sealcoat Guarantee

"Doctor Asphalt" will guarantee sealers (Asphalt emulsions and Blended sealers) from chipping and peeling for a period of 1 year. This guarantee does not include wearing of sealer and adherence of sealer to oil spots, hydraulic spots and tree sap (area under tree coverage). This guarantee also does not include normal wearing of sealer. It will begin to wear in turn areas and high traffic areas first. The sealers purpose is to take the beating from the vehicles and the elements so that the asphalt itself does not. Guarantee does not apply if the sealer is driven on by vehicles within the 36 hour cure time. Guarantee does not cover damage caused by acts of third parties. If the contract is canceled by Purchaser within 72 hours prior to the commencement of work, Purchaser will pay Contractor twenty percent (20%) of the total contract price.

Concrete Guarantee

"Doctor Asphalt" will guarantee concrete against defective materials and workmanship for a period of 1 year. This guarantee does not include concrete cracking or surface deterioration of concrete due to salt use.

Crackfilling Guarantee

"Doctor Asphalt" will guarantee the effectiveness of the crack filling for a period of 1 year. Guarantee does not include deterioration from being scraped up by a snow plow. Guarantee also does not include sinking of crack fill less than 3/4 inches. Over time, the crackfill will sink as the earth and asphalt move and go through the four seasons. Guarantee does not cover crack fill sinking 1/2 inch or less immediately after project completion, as long as there is no clear void where water could penetrate.

Drainage is not guaranteed in areas having less than 2% grade. If the contract is canceled by Purchaser prior to the commencement of work, Purchaser will pay Contractor twenty percent (20%) of the total contract price.

Guarantee & Service Exclusions (All exclusions apply to all above guarantees.)

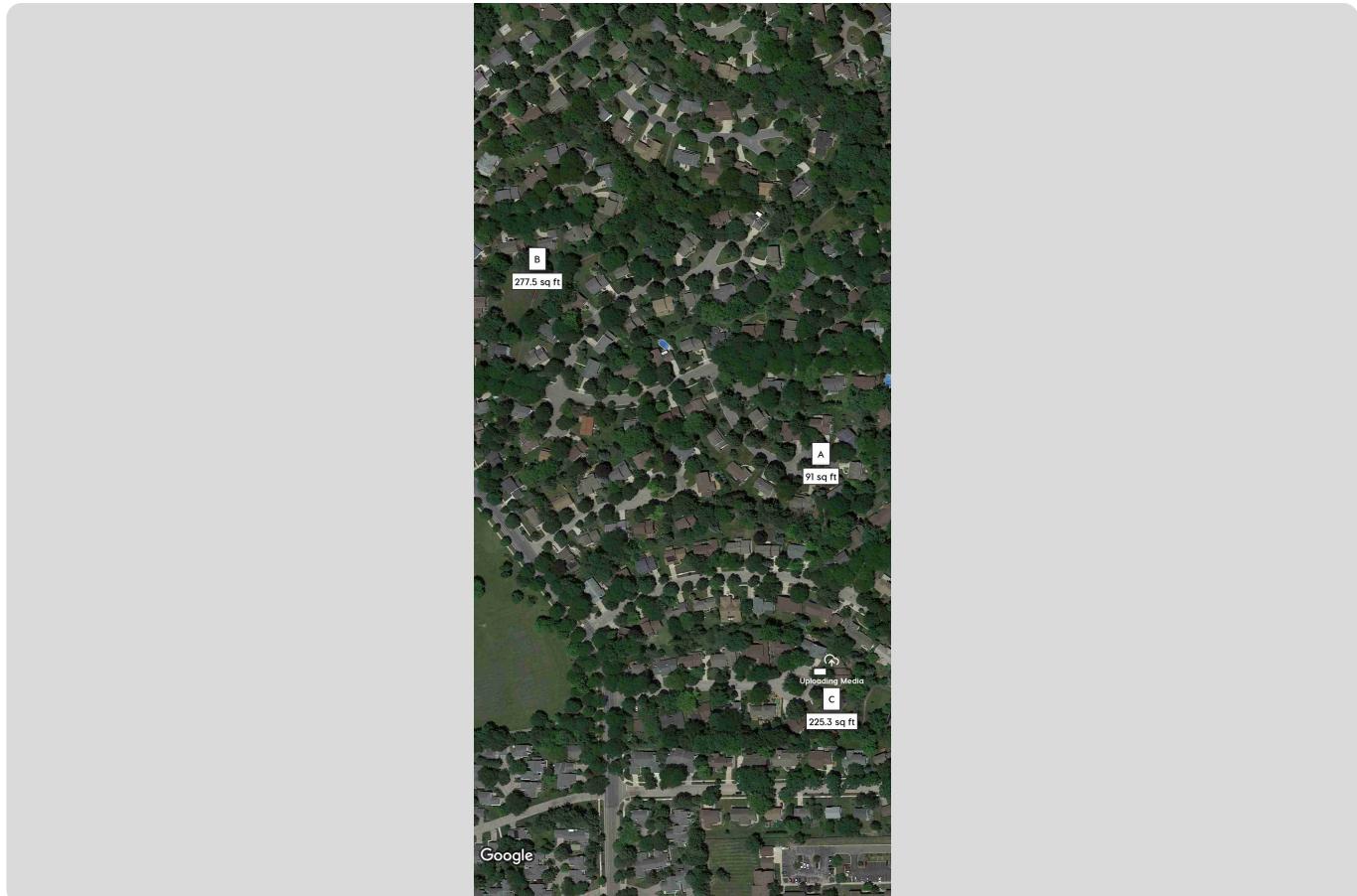
Any request made to "Doctor Asphalt" by the owner, general contractor or their respective authorized supervisory employees to overlook the standard practices and procedures previously stated in these conditions will automatically negate any guarantee of material or workmanship whether such guarantee is written, implied or orally stated. Guarantee does not cover damage caused by acts of third parties. Guarantee does not cover heaving of asphalt or concrete, sub grade failure, settling or expansion cracks due to freeze thaw weather cycle, tree roots or any other acts of nature. "Doctor Asphalt" shall not be liable for water ponding or retention in surrounding areas of patching or new asphalt/concrete installation due to current grades or construction method chosen. "Doctor Asphalt" cannot guarantee drainage or against water ponding on new asphalt without adequate slope. In flat areas, water will not drain unless there is more than 1 -1/2" of fall per 10 feet. "Doctor Asphalt" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor sub grade, moisture or other unforeseen circumstance. "Doctor Asphalt" shall not be liable for damage to adjoining concrete flat work by asphalt installation equipment during standard construction. "Doctor Asphalt" is not responsible for damage to irrigation or electrical systems that have been appropriately located by private or other authorized locating services.

PRICE is based on specifications and estimates as shown on the "Proposal". One mobilization charge is included in price, unless stated on the "Proposal". Additional mobilization charges will be at the rate set forth in agreed upon change order which is made part and parcel of these conditions and "Proposal". Field measurements may be made when the job is completed and any changes of specifications, areas, tonnage, or gallons will correspondingly change the completed price.

Conditions: The above prices, specifications and conditions are satisfactory and are hereby accepted. I, the property owner, am to carry fire, tornado and any other necessary insurance. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in accordance to standard construction practices. All agreements are contingent upon delays beyond our control.

SERVICE TERMS Customer will be notified when is to be performed. Any job or phase canceled by customer within 72 hours prior to scheduled date is subject to 20% cancellation fee on price of phase or job. Any job or phase rescheduled by customer within 72 hours prior to scheduled start date is subject to a 10% rescheduling fee. Landscape restoration is not included in scope of work unless specifically noted. Doctor Asphalt is not responsible for damage to irrigation systems when not properly marked by client. It is the customer will be notified when work is to be performed. It is the client's responsibility to make sure the irrigation systems are shut off as to not cause damage to the work performed.

ASSESSMENT



Jobsite Name: Charlie Morgan

Jobsite Address: 22 Winterset Cir

Description: N/A

Powered by:



AREA PHOTOS

Address: 22 Winterset Cir

Description: N/A



Area: A

Meas. Unit: 91 sq feet

User: Jake Abernathy

Timestamp: 04/21/2023 05:45:43 pm



Area: B

Meas. Unit: 277.5 sq feet

User: Jake Abernathy

Timestamp: 04/21/2023 05:49:44 pm



Area: B

Meas. Unit: 277.5 sq feet

User: Jake Abernathy

Timestamp: 04/21/2023 05:49:46 pm



Area: C

Meas. Unit: 176.9 sq feet

User: Jake Abernathy

Timestamp: 04/21/2023 07:45:21 pm



Area: C

Meas. Unit: 176.9 sq feet

User: Jake Abernathy

Timestamp: 04/21/2023 07:45:24 pm

Powered by:



COMMENTS



Address: 22 Winterset Cir

Description: N/A

Area: C

Jake Abernathy 04/22/2023 07:05:15 am

rebase over tree roots

Area: C

Jake Abernathy 04/22/2023 07:05:15 am

rebase over tree roots

Powered by:





Project Summary

Repair category	# of issues	Quantity	Unit (measurement)
Remove & Replace	3	545.3	sq feet

Powered by:



WGHA -- Social June 5, 2023 Report

Easter Egg Hunt.

On April 8, the WGHA sponsored an Easter Egg Hunt on Greenway C. Approximately 600 (empty) plastic Easter eggs, were scattered around the open area near the entrance of the greenway prior to the event, along with welcoming signs and Easter-themed decorations. As guests arrived, children ages 11 and under were provided an Easter egg basket and a card indicating the number and color of eggs they needed to collect, which they could redeem for candy-filled treat bags. A separate egg hunt area was prepared for children up to age 6. Promptly at 10:00 am, approximately 45 participating children ran through the greenway, collecting the eggs, then returned to the redemption table to exchange their plastic eggs and baskets for the treat bags. After the hunt, a surprise visit by this year's Easter Bunny, Sir Anthony HopKins (bravely performed by one of our newest neighbors, Lily Mosher) provided families with excellent photo opportunities. Hot coffee, juice, and mini-donuts were available to all of the attendees.

The event

Many thanks to the volunteers that made this event a great success!

June Events

The WGHA will be promoting three neighborhood events in June:

- Walnut Grove Garage Sales (June 8 through 10)
- Greenway Work Day -- Native Species Planting (June 17, 9:30 am)
- Make Music Madison -- Outdoor Concert at 6 Colony Circle (June 21 Evening)

Sandwich signs promoting these events will be placed prior to these events, and WGHA neighbors will receive email reminders.

July 4th Independence Day Celebration

Our Annual Independence Day Celebration and Bike Parade will be held at Walnut Grove Park at 10:00 am on Tuesday, July 4th. Volunteers are needed to hand out treats and supervise events, and assist with the set-up and clean up. The event will feature the always popular water balloon toss. Please email Charlie Morgan sometime in the next two weeks if you are able to volunteer, or know someone who would like to join in the fun.

Respectfully Submitted June 3, 2023
Charlie Morgan

Block Captain Report – June 5, 2023 BOD Meeting

Jim Howard and I are hosting a Block Captain Open House on June 17th from 9:00 - 11:00 am. I will be providing coffee and a breakfast nibble. Will use this time to introduce myself and gauge any outstanding issues with the current group. BOD members are welcome to join as well. Just let me know and I'll include you in on the RSVP.

New neighbor packets - 7 packets have been distributed to block captains. I will follow up with each captain in another 4 weeks. Wondering if there is a way to check on any other outstanding new neighbor information?.