

# WALNUT GROVE HOMES ASSOCIATION

## ANNUAL MEETING MINUTES

MONDAY, JANUARY 24, 1994

The meeting was called to order at 7:08 p.m.

### MINUTES

The minutes from the 1993 Annual Meeting were not available. Lynne Younger explained that the items of importance discussed at that meeting were the dental building on Old Sauk and Gammon and Susan Hamblin, our Alder, had comments. A motion to dispense with reading of the minutes was made, seconded and approved.

### PRESIDENT'S COMMENTS

Lynne said that Sue Hamblin could not attend tonight's meeting. The major concern for Sue is speeding on Westfield Road. This issue was originally discussed with Chief Cooper before he retired. We suggested a stop sign at Farmington Way but Sue was not in favor of this and cited incidents where stop signs increased speeding. Lynne said that the board would continue to work with Sue on this and communicate with members through the newsletter.

### COMMITTEE REPORTS

#### TREASURER:

Judy Brannstrom

The report was distributed to all in attendance. Judy reported that everyone has paid their 1993 dues. There is a reserve balance of \$21,378.85 which will be needed to pave the walks when necessary. Unexpected expenses this year included: light repair, two trees damaged by the storm were removed; replacement of a tree on the greenway behind Harwood Circle. The extra \$40 in receipts on page 4 is from late fees which helped collect dues on time.

#### GREENWAYS:

Norman Gilliland

The Treasurer's report covered all the Greenway activity. Norm added that we are always soliciting reports of light problems. The Greenway lights are now numbered so it is easy to report.

#### BLOCK CAPTAINS:

Kathy Pope

A new directory will come out this year. There will be a note in the dues bill asking for updates.

#### NEWSLETTER:

Linda Mahlberg

A newsletter is published when there is news, usually related to Social Committee activities. Members should contact Linda if there is anything they want to put in the newsletter.

#### SOCIAL:

Peggy Kelly

The last social function was Visit from Santa which was chaired by Becky Cooley. The next traditional event is the Easter Egg Hunt. If anyone has comments on the Garage Sale, they should let Peggy know. Someone asked if the Garage Sale is always a set weekend and Peggy responded that it has been at different times in August. There was a discussion of whether it should be continued and it was pointed out that all contributions go to park improvement.

ARCHITECTURAL  
CONTROL

Sandi Robins

There is no activity at this time. There was a problem during the summer with a boat on a lawn but that was resolved.

OLD BUSINESS:

A motion was made to approve the 1994 Budget, This was seconded and approved.

A motion to re-elect the board members who are carrying over was made, seconded and approved.

NEW BUSINESS:

There was a motion to access the \$40 homeowner's fee that was seconded and approved.

Lynne asked if there were any comments from the floor. A member asked if there was going to be skating rink at the park. Lynne responded that the city had told her that no one used the rink when there was one so they would not do it again.

Lynne said that there will be four positions open on the Board and we need volunteers. Anyone who is interested should let her know.

A motion was made to adjourn. This was seconded and carried.

Respectfully submitted,

Sandi Robins, Architectural Control

{ Liability covered by Ed's Am Family Club  
1099

WALNUT GROVE HOME ASSOCIATION  
FEBRUARY 7, 1994  
MINUTES

PRESENT: Lynn<sup>Sandi</sup> Younger, Sandy Robins, Linda Mahlberg, Mary  
Nellis, Becky Cooley, Judy Brannstrom, Norman  
Gilliland, Dan Esser

NOT PRESENT: Kathy Pope, Peggy Kelly

COMMITTEE REPORTS:

Treasurer: Judy Brannstrom  
A directory update has been added to the billing  
this year. This will allow us current info from  
which to compile a new directory.

The late fee has been successful in getting  
members to reply on time.

The use of Clifton Gunderson firm for billing and  
accounting has been successful. If we try to do  
this ourselves we may not be able to go back to  
this service at the current fee, if at all.

Greenways: Norman Gilliland  
No activity

Oldfield and Whitacre Greenways - City is  
currently doing some work there. Are we  
responsible for maintenance of this area??  
(Mary Nellis will check the records or call  
Sue Hamblin.)

Dog Problems - people are not picking up after  
their dogs. Linda will put another reminder  
of the city ordinance in the newsletter.

Block  
Captains: Kathy Pope (not present)  
Discussion of importance of Block Captains (BC)  
"They are our most important link to our members."  
How can we support BCs???

Last BC social was not well attended. Kathy  
Pope sent each a letter of thanks for their  
efforts.

Include this topic on March agenda for more  
discussion and decision. Consider:

- social occasion to say thanks
- promote contests for streets with most

attendance at events  
-gift to BCs  
-notes of appreciation from time to time

Social  
Committee: No report

Architectural  
Committee: No report

People report that there are trucks with plows parked on Walnut Grove. Do these constitute a commercial vehicle? There are no business names on the trucks and they are moved regularly and are not parked illegally therefore we cannot take any action.

#### OLD BUSINESS:

Sign at  
Park: Lynn will call the original company for an estimate.

Dan Esser suggested another company.

Bring estimates to the March meeting.

Board Dinner: Lynn will make the arrangements.

#### NEW BUSINESS:

WGHA Image: Becky Cooley asked about publishing the minutes of Board meetings so as to create more interest in the organization. Linda Mahlberg suggested using the newsletter to write a condensed version of the minutes.

Dan Esser expressed concern that the invitation to the yearly meeting was too dry. What could we do to improve this?

Linda Mahlberg asked if people read the newsletter and if there might be ways to improve it - colored paper? photos? She will look into using colored stock for part of the newsletter.

Lights in  
Greenways: Dan Esser asked about replacing the lights. The present system is too expensive to keep up so we are looking into changing the units. MGE offers rebates for some upgrades. Dan wants to be involved. Wooded areas are a concern for safety. Maybe those areas need higher voltage. If people



have an opinion about this they should call Norm. Once we have more info we should have something in the newsletter.

New Board  
Members:

There are three vacancies on the Board. Becky Cooley agreed to stay on in the role of Social Committee if more of the committee work could be delegated for each event and she would act as a liaison. If there are no volunteers for events the may be cancelled.

Dan Esser raised a concern about a perceived conflict of interest between his business and a possible role on the Board. Since there are guidelines in the By-Laws regarding this there should be no problem.

Judy B. motioned to appoint two new Board members:

Dan Esser

Mary Nellis

Seconded by Sandy R.

*Judy motioned to appoint Becky Cooley to the Board*  
BOARD MEMBERS

PRESIDENT:	Sandy Robins
VICE PRESIDENT:	Lynn Younger
TREASURER:	Judy Brannstrom
SECRETARY:	Mary Nellis
ARCHITECTURAL	
CONTROL:	Dan Esser
SOCIAL:	Becky Cooley
GREENWAYS:	Norman Gilliland
NEWSLETTER:	Linda Mahlberg
<i>Block Captains:</i>	<i>Kathy Page</i>

Future agenda items for the Board to discuss:

1. Need for each position on the Bd. to have a job description.
2. When were the terms of office started and when will they end for each person on the Bd?
3. How can we improve the image of the organization and the Bd? Since a number of negative incidents were associated with the Bd. it might be better in the future to work through an attorney to handle crisis.
4. We need to constantly try to involve members in our activities so as to expand the number of people doing the work of the organization.

Submitted by Mary Nellis

WALNUT GROVE HOME ASSOCIATION  
MARCH 14, 1994  
MINUTES

PRESENT: Sandi Robins, Lynn Younger, Becky Cooley, Judy Brannstrom, Dan Esser, Mary Nellis, Kathy Pope  
SUBSTITUTING: Amanda Gilliland for Norman Gilliland  
NOT PRESENT: Linda Mahlberg

COMMITTEE REPORTS:

Secretary: Mary Nellis  
Minutes of the February 7, 1994 meeting were submitted. The following corrections were noted:  
1. Becky Cooley was not a former member of the Board. She was voted into office during the 2/7/94 meeting.  
2. Kathy Pope's name was left off of the names of the Board members..  
Judy B. moved to approve the minutes. Lynn Y. seconded. Minutes were approved.

Treasurer: Judy Brannstrom  
Report is included. The Treasurer spends about 10-15 hours a month on business for the organization.

Greenways: Amanda Gilliland  
Barefoot Grass provided service for the greenways last year at a cost of \$633.66 for 3 treatments. The expected cost this year would be 670.35. Additional treatments for '93 were \$206. Nature Scapes is another company we should consider because the price could be considerably cheaper. Norm will call for a quote and also ask Barefoot to re-evaluate and submit an estimate.

The replacement of two trees on Farmington Ct. will be discussed at the March meeting. *Greenhouse Circle on greenway*

Lightpole<sup>#4</sup> replacement on *14 Colony Circle* will be done by the party responsible for the accident. Norman is dealing with him.

Block Captains: Kathy Pope  
The preferred size for the new directory is the one used in 1988. Bigger type should be used. Soliciting ads for the directory could be done through an item in the newsletter.

New block captain for Oldfield Road:  
Pam Sproat  
7406 Farmington

Recognition for Block Captains will be done by sending each BC a thank you for their work and an invitation to meet the Board on April 24 from 3-5 PM at Kathy Pope's house. We will provide hors d'oeuvres and desserts.

Social  
Committee:

Becky Cooley  
March 23 is the Easter Craft Night.  
April 2 is the Easter Egg Hunt.  
July 4 Event. Becky will be out of town and needs volunteers to coordinate this event. The Board voted to have games, a parade and ice cream at the park. Becky will call the President of Sauk Creek to see if they want to join us on those terms.

Halloween Bonfire - This idea has been proposed in the past and was discussed in detail. There is substantial work involved as well as risk, liability and expense. Judy B. moved that we not have a bonfire this year. Seconded and unanimously voted not to schedule.

August 27 Garage Sale - The Board agreed to keep the garage sale on the Saturday before school starts in the Fall. We have a permanent sign for Westfield and Mineral Point Roads. It was suggested that we make 3 or 4 more signs for:

Gammon/Farmington  
Westfield/Colony  
Westfield/Old Sauk  
Gammon/Old Sauk

Pam and Ian Sproat would donate time to make the signs if the Association paid for the wood. *Dan they will*  
Esser will give us an estimate of the cost.  
Proceeds from the sale will go towards park playground equipment. A list of equipment which is available for purchase through matching funds with the city should be put in the newsletter.

Architectural  
Committee:

Dan Esser  
Phone number is 833-2324. (It was incorrect in the Nutshell)

There have been some phone calls to Board Members concerning the parking of recreational vehicles. Regulations still exist that prohibit parking of such in driveways or on lawns. If there is a violation Dan will follow these procedures:

- call or face to face meeting to clarify
- notice in writing of the violation from the Board

-legal action through an attorney  
(Paul Schwartzentbart was suggested as a  
knowledgeable attorney for these matters.)

Newsletter: Linda Mahlberg not present.  
The newsletter is usually done quarterly but can  
be done more often if necessary.

The Board wishes to congratulate and thank Linda for  
a great newsletter. The addition of color sheets was  
a nice feature.

#### OLD BUSINESS

Sign at Park Busch Co. in Middleton is the other Company that  
could be contacted for a replacement.

Job  
Descriptions Each Board member should bring a list of roles and  
responsibilities for their position on the Board.

Lost and  
Found Negatives were found on Whitacre - this should be  
put in the newsletter *Becky C. has them.*


History Lynn Y. is circulating a file of the history of the  
Walgrdge Academy and Madtown Twisters buldings in  
Walnut Grove. The chronological history provides  
all background infor on board involvement in this  
hot issue. Please read the file and pass it on to  
the next member on the list.

Directory Lynn has the disc of the last neighborhood directory  
and will begin updating the directory.

#### NEW BUSINESS

April Mtg Please review the by-laws and give Lynn a list of  
those you feel need changing/updating. At the next  
meeting we will form a bylaws committee.

The meeting was adjourned at 9:10 PM.

Respectfully submitted by Mary Nellis 



WALNUT GROVE HOME ASSOCIATION  
APRIL 4, 1994  
MINUTES

PRESENT: S. ROBINS, L. YOUNGER, B. COOLEY, J. BRANNSTROM,  
D. ESSER, M. NELLIS, K. POPE, N. GILLILAND,  
L. MAHLBERG

NOT PRESENT: NONE

The meeting was called to order at 7:15 PM.

COMMITTEE REPORTS:

SECRETARY: The minutes of the March 14, 1994 meeting were read and approved. (J.B. moved to approve. L.M. seconded.)

GREENWAYS: N. Gilliland  
Two companies were contacted regarding the lawn care for the greenways. Barefoot Grass has not submitted a bid. Naturescapes has given us an estimate and some recommendations. Naturescapes has a more extensive program and has been more responsive to us. Norm would recommend them. Norm will check back with Barefoot and compare the two plans. J.B. moved to authorize Norm to proceed with his plan and use his judgment about hiring a company. B.C. seconded the motion. Unanimous approval by Board.

Mowing for the Greenways: Norm has two estimates that vary by \$39.00 per mowing. D.E. moved that Norm negotiate with the party submitting the higher estimate to see if they would negotiate. (L.Y. seconded the motion) Unanimous approval. Courtesy is being extended to them because they are Walnut Grove residents and they have been doing this job for several years for this association.

Replacement Trees: Norm has recommended deleting the replacement of a tree on Greenhaven. He recommends replacing the tree on Farmington. L.Y. made a motion to authorize buying 2 trees. Seconded and unanimously approved.

L.Y. will select 2 trees (under \$100)  
D.E. volunteered to pick up trees.  
N.G. and L.M. will help dig hole.

GREENWAYS

(continued)

Light #4 Colony Circle: Norm will talk to Faren Electric about an estimate.

Upgrade of light system: D. Esser and Norm will proceed with getting estimates and information about less costly systems.

TREASURER:

J. Brannstrom

Report was given. M.N. moved to approve. L.Y. seconded. Unanimously approved.

BLOCK

CAPTAINS:

Kathy Pope

Invitation will be sent to all block captains for a reception on May 1 to thank them for their work.

NEWSLETTER:

Linda Mahlberg

The use of photos in the newsletter will be investigated. Linda will also look into purchasing paper stock from Office Max at a better price.

SOCIAL

COMMITTEE:

Becky Cooley

The Board thanked Becky for the terrific organization of the Easter Egg Hunt. A strategy to consider for next year would have younger children retrieve eggs first, then older children - 10 years and older. Compliments to the Easter Bunny, Chris Van Wagner.

July 4: Plans have not been formalized yet.

ARCHITECTURAL

COMMITTEE:

Dan Esser

If violations occur and are brought to our attention then D.E. will contact. He will not go looking for problems. L.M. puts a note in the newsletter regarding the rules.

Letter addressed to Sue Hamblin will be handled by Dan.

'93-94 insurance is being reviewed. It is not explicit about the Board's coverage. Judy and Dan will call Jeff Younger regarding the wording.

WGHA 4/4/94 page 3

OLD BUSINESS:

Park sign: no action

Job descriptions: Give to S. Robins ASAP so a packet can be prepared for board members.

Correspondence: L.Y. found a letter from the city regarding the greenway behind Epernay Condos. This will be included in the minutes. It was suggested that this area be removed from the Association map since it is not our responsibility.

Complaints of speeding on Westfield Road. A copy of THE MADISON NEIGHBORHOOD SPEED WATCH PROGRAM will be attached to the minutes for Bd. members to read.

By-laws: table until next meeting.

NEW BUSINESS: none

Meeting was adjourned at 8:55PM.

Respectfully submitted:

Mary M. Nellis  
Secretary

wgha3

CITY OF MADISON  
**INTER-DEPARTMENTAL**  
CORRESPONDENCE

Date: September 29, 1993

To: Ald. Susan A. Hamblin, District 9

From: Larry D. Nelson, City Engineer

Subject: GREENWAY BEHIND EPERNAY CONDOMINIUMS


Mike Dailey of my staff inspected the greenway behind the Epernay Condominiums at the Southwest corner of Westfield Road and Old Sauk Road in response to your memo of September 16, 1993.

The following are Mike's comments regarding the issue:

1. The greenway does need to be cleaned out. It has tall grass, some siltation, some erosion, and some pockets of standing water. However, it is still quite functional for conveying stormwater.
2. The condition of the greenway is about average when compared to other greenways Citywide. We have many greenways in far worse condition.
3. The only debris found was vegetative debris accumulated from the greenway itself or from mowed areas upstream.
4. The greenway has a "V" channel with steep side slopes (near vertical in areas). This may be why it is not fully mowed.
5. Any attempt to improve the appearance would require a complete reshaping and extensive erosion control measures.
6. Extensive landscaping and trees exist on either side of the channel requiring any project to be designed in detail and presented to the neighborhood and Parks Commission for approval. (The greenway is on Parks land).
7. Restoration of this greenway to ideal condition would cost approximately \$25,000 to \$35,000. This is one third of our annual budget for greenway projects. We prefer to use that money for the more problematic greenways and the ones where matching grant monies are available.

At the present time, we are not proposing any improvement to this greenway. If there is a specific problem such as a severe washout or debris pile, we can respond accordingly. If you wish you can refer those calls directly to our office so that we can determine the specific problem and location.

For further information, please contact Mike Dailey at 266-4058.

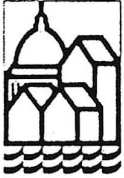
  
Larry D. Nelson, City Engineer

LDN:MRD:tah



Department of Transportation  
Traffic/Parking/Transit

City of  
Madison



Warren O. Somerfeld, Director

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
608 266 4761  
FAX # 608 267 1158

September 22, 1993

TO: Mayor Paul R. Soglin and Common Council Members

FROM: Warren O. Somerfeld, Director of Transportation  
Tom Walsh, City Highway Safety Coordinator

SUBJECT: The Madison Neighborhood Speed Watch Program

We are pleased to present our new brochure describing the Neighborhood Speed Watch Program. This program comes as a result of several years of experimentation with use of the Speed Display Board by numerous volunteer groups concerned about speeding in their neighborhoods. This program offers the opportunity for the community to actively support traffic engineering and enforcement activities to address the citywide concern about speeding. This program has been developed at the recommendation of the City Transportation Commission's Subcommittee on Speeding as a means of gaining speed limit compliance through community education.

Additional copies of the brochure are available for distribution to interested individuals or groups.

WOS:TWW:gep  
attachment

cc: Transportation Commission and Subcommittee on Speeding  
City of Madison Traffic Safety Advisory Committee  
Police Chief Richard Williams  
City neighborhood association presidents



*Lynne Younger*

WALNUT GROVE HOMES ASSOCIATION  
MINUTES  
May 2, 1994

MEMBERS PRESENT: Sandi Robins, Kathy Pope, Lynn Younger, Judy Brannstrom, Norm Gilliland, Mary Nellis, Dan Esser, Becky Cooley, Linda Mahlberg

MEMBERS ABSENT: none

The meeting was called to order at 7:10pm.

COMMITTEE REPORTS:

SECRETARY: Mary Nellis  
The minutes of the April meeting were approved.

TREASURER: Judy Brannstrom  
Ten lots remain unpaid for annual dues assessment. The treasurer's report is attached. It was approved.

GREENWAYS: Norm Gilliland  
The lawn treatments will be done by Naturescapes with the first of three to be done this week. Barefoot was uncooperative and the Bd questioned the quality of the previous work. The total cost is \$920.

Mowing estimates: Conti - \$225/mowing (current)  
Naturescapes - \$186/mowing  
Lars Nystrom - \$200/mowing  
Conti's came down to \$200 so we stayed with them, per our discussion at last meeting.

Light at 14 Colony: Spoke with 3 electricians:  
1. Farens - asked to bow out  
2. Bill Tomkins - estimate \$525 to fix  
3. Allyn Smith/Able Electric - \$370 to fix (he will do it). Spoke with homeowner who offered to pay 2/3 and Bd will pay 1/3. DE moved that we pay 1/3 of cost and homeowner pays 2/3 due to the depreciation of the light. JB seconded and Bd approved unanimously. DE asked NG to look at the location of the light to see if it should be moved. DE moved that if NG and homeowner agreed to move it with no additional re-wiring necessary that we should approve. JB seconded and the Bd allowed up to \$100 for expenses if the light needs to be moved. Approved unanimously.

NG received an unsigned letter re condition of the circles. The covenants state that circles should be kept up by the residents of that circle. There

ARCHITECTURAL  
CONTROL:

Dan Esser  
DE has fielded several calls and at this time there are no conflicts he is aware of. The Covenants may need to be updated for issues regarding existing property and new housing.

OLD BUSINESS: PARK SIGN: Will get another estimate from Brush Co. Current estimate from other company is \$260

GREENWAY LIGHTS: no action - consider MGE rebates and ask for recommendation.

JOB DESCRIPTIONS: Please give to SR ASAP.

INSURANCE POLICY REVIEW: on hold

DIRECTORY: The format is in process.

WESTFIELD SPEED: Invite Susan Hamblin to meeting to discuss issue. LY to call Susan re when she can come.

NEW BUSINESS: REZONING OF PROPERTY WEST OF BELTLINE  
See attached sheet. SR will draft memo for review by all BD members. If a special meeting is necessary SR will draft a memo to all neighbors.

Bds of Wexford and Sauk Creek supported the rezoning but residents are upset about the impact of traffic.

The meeting was adjourned at 9:20pm.

Respectfully Submitted:

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Mary M. Nellis

**WALNUT GROVE HOMES ASSOCIATION**  
**JUNE 6, 1994**  
**MINUTES**

The meeting was called to order at 7:08 p.m.

BOARD MEMBERS: S. Robins, L. Younger, B. Cooley, J. Brannstrom,  
PRESENT D. Esser, K. Pope, N. Gilliland, L. Mahlberg

OTHERS PRESENT: Peggy Kelly

NOT PRESENT: M. Nellis

**COMMITTEE REPORTS:**

SECRETARY: The Board passed on the reading of the May meeting minutes.

TREASURER: J. Brannstrom  
Report was distributed to all board members. Judy reported that there were still dues outstanding and the billing process has been started. L. Younger made a motion to approved the treasurer's report as presented. B. Cooley seconded the motion. Motion carried.

GREENWAYS: N. Gilliland  
TREES: The replacement trees, pin oaks, have been planted.  
LIGHTS: Light #4 at Colony Circle has been repaired. Lights #1, #2, and #3 were out, apparently due to the sensor being clipped during mowing. These have been repaired. Lights #15 and #23 are on the blink. This seems to be a wiring problem. Norm is checking with the electrician (Al) on this. Norm will make a judgment on the cost to repair these lights and have them repaired in a timely fashion. Light #25 needs work. Norm will follow up on this.  
MOWING: The mowing is up-to-date. Trimming needs to be done on the greenway path off of Rye Circle/Springwood Circle. Norm will do this.

BLOCK K. Pope  
CAPTAINS: Replacements have not been found for Springwood Circle and Gammon Road.

SOCIAL: B. Cooley  
JULY 4: The parade will be on Monday, July 4 at 10:30. The softball game between Walnut Grove and Sauk Creek will begin at 11:15. Article will be in next newsletter.



WALNUT GROVE HOMES ASSOCIATION  
JUNE 6, 1994 MINUTES  
PAGE 2

SOCIAL:

GARAGE SALE: Scheduled for 8/27. Flier will be in next newsletter. S. Robins requested the map of the neighborhood before the sale so she may distribute it at her work.

PARK FUND: Peggy Kelly reported to the Board the process of getting new park equipment for the Walnut Grove Park. In the Spring of 1995 the City of Madison has slotted in their budget \$10,000 for the existing play structure to be brought up to code (a requirement). Peggy spoke with Bill Bauer with People for Parks, and he suggested WGHA raise \$5,000 for a new play structure. People for Parks would then match dollar for dollar all funds raised by WGHA. This money, combined with the money on the city budget, would give us \$20,000 towards the purchase of a new play structure. Peggy is to write an article for the next newsletter explaining this to the homeowners, pointing out that we will have input on the type of structure purchased. Peggy also suggested the following fund raising ideas: a donation barrel at the July 4 parade and the Annual Picnic, and a request for a voluntary donation from each homeowner when the assessment dues are billed. D. Esser made a motion to ask for a voluntary contribution to the park fund on the next assessment billing. J. Brannstrom seconded the motion. Motion carried.

PROGRESSIVE DINNER: L. Younger brought up the idea of a progressive dinner for the neighborhood. Peggy Kelly has information on this type of event and will give it to B. Cooley to review.

ARCHITECTURAL: D. Esser

Dan passed out the 1981 version of the AC guidelines to those board members who wanted one. He will be updating these guidelines in the near future. Dan will also be updating the blurb for the newsletter regarding AC guidelines. During the last month Dan took care of some minor problems - shrub appearance, etc. A letter was sent to the President regarding the lawn at 10 Winterset Circle. See attached.

NEWSLETTER:

L. Mahlberg

The next newsletter will include a letter from Sue Hamblin, information about Westfest, July 4th, garage sale, architectural control guidelines, People for Parks, and possibly something from Ronald McDonald House. The idea of accepting advertising

WALNUT GROVE HOMES ASSOCIATION  
JUNE 6, 1994 MINUTES  
PAGE 3

NEWSLETTER: in the newsletter was discussed and agreed upon. S. Robins updated the Board on the land acquisition and zoning for the parcel of land from Mineral Point and the Beltline to Old Sauk Road and the Beltline. She will be writing an article for the next newsletter.

OLD BUSINESS: DIRECTORY: S. Robins is in the process of updating the directory disk to a database file so it can be updated easier. The format for the new directory will be 8 1/2 X 11 landscape, folded in half. The map in the directory will be updated.

PARK SIGN: Signs by Design quoted \$230 to repair the bottom portion of the sign. Don Bush quoted \$700 to repair the bottom portion and refurbish the rest of the sign. He also quoted \$1,250 for a new sign. L. Mahlberg moved to hire Signs by Design to fix the sign. L. Younger seconded the motion. Motion carried.

JOB DESCRIPTIONS: S. Robins passed out the typed job descriptions for each position on the Board and asked each board member to review them and make comments for discussion at the next board meeting. See attached.

BY-LAWS: In the process of updating the by-laws, we need to have someone on the committee who was involved in the original drafting of the by-laws so we do not change the major issues, just update any items that are necessary. L. Younger will check into the issue of having closed meetings as the bylaws do not provide for this.

INSURANCE: This item is still pending.

WESTFIELD ROAD SPEED LIMIT: Susan Hamblin will be invited to our board meeting to discuss the speeding on Westfield Road, and a stop sign on Westfield Road at Farmington Way and Westfield Road.

NEW BUSINESS: None

D. Esser made a motion to adjourn the meeting. N. Gilliland seconded. Motion carried. The meeting was adjourned at 8:50 p.m.

Respectively submitted,

Becky Cooley, Social

attachments

# Walnut Grove Home Association

Minutes  
July 11, 1994

Present: S. Robins, J. Brannstrom, M. Nellis, Dan Esser, N. Gilliland,  
K. Pope, Linda Mahlberg

Absent: B. Cooley, L. Younger

Meeting was called to order at 7:10 PM by S. Robins.

Minutes from the June meeting were approved. J.B. moved to approve  
and N.G. seconded.

Treasurer Report: Judy Brannstrom

Mary N. moved to approve / D.E. seconded  
Approved unanimously

Greenways: Norman Gilliland

The trees that were planted this spring are growing.

A walking check of the greenways was completed by  
N.G. and all are in good order.

Block Captains: Kathy Pope

There are two new block captains.

Springwood Circle: Julie Jacobs

Sammon Rd: Sandy Schmock

Newsletter: Linda Mahlberg

L.M. will try to get a newsletter out in August to  
include picnic  
garage sale  
neighborhood bridge group & other news



Minutes  
July 11, 1994 Pg 2

### Social Committee:

Information given by MN re 4th July.  
Due to rain there were small numbers for the parade and social. The committee provided juice, decorated cake, bubbles and hospitality to those who came.  
The clown agreed to come back for the annual picnic.  
The cake that was not eaten was donated to the Childrens Hospital at U.W.  
The fundraising poster and bucket were put out.  
\$17.02 were collected.  
Thanks to Claire Brennstrom for making the poster which will be used again.

### Architectural Control:

Dan Esser

Several porch projects have been issued this summer.  
A complaint was received about a boat on the property of 7413 Farmington.

### Old Business

Park Sign: S.R. called Signa by Design to repair & paint sign.

Jt Description: no discussion

By Laws: no discussion

### Insurance Policy Review:

There is a concern that the language in the policy is ambiguous as to coverage for individual board members. Dan will check. J.B. will also read and review the policy. The policy is due for renewal in December.



Minutes  
July 11, 1994 p. 5

Directory: New directory is scheduled to be printed in September.

Westfield Road: The speed of cars is being clocked along Westfield as evidenced by police cars posted at various times.

Rezoning: Resolution from the Bd.

It is the position of the Walnut Grove Home Association board that the existing plan for the Junction Ridge Neighborhood be followed. The object is any proposed change.

S.R. made the motion and L.M. seconded.  
The motion was approved unanimously.

A letter with this position was forwarded to the Planning Commission for the meeting to be held at 5:00 PM today.

New Business:

In response to a letter from Lynn Mussalem about Weyford Ridge the board, in recognition of our desire to be neighborly, will explore opportunities to interact with and/or assist the residents of Weyford Ridge.

Sandi Robins will attend a Roundtable meeting to get more information.

Meeting was adjourned at 8:20 pm.

Respectfully Submitted:

Mary M. Nellis

WALNUT GROVE HOMES ASSOCIATION  
MINUTES  
August 1, 1994

MEMBERS PRESENT: S. Robins, L. Younger, J. Brannstrom, D. Esser, N. Gilliland, K. Pope, B. Cooley, L. Mahlberg, M. Nellis

MEMBERS ABSENT: None

The meeting was called to order at 7:05pm.

COMMITTEE REPORTS:

SECRETARY: Mary Nellis  
Minutes of the July meeting were approved.

TREASURER: Judy Brannstrom  
Treasurer's report was approved.

GREENWAYS: Norm Gilliland  
Conti's have referred Eric Olson to do the lawn service for the remainder of the summer because they are unable to complete it do to other work obligations.

Investigate issueing a 1099 to any consultants for the association for work completed in 1995. SR moved, LY seconded and Bd approved.

BLOCK

CAPTAINS: Kathy Pope  
No report

NEWSLETTER: Linda Mahlberg  
No report

SOCIAL: Becky Cooley  
Garage Sale- August 12 is deadline for registering.

Annual Picnic - September 11

ARCHITECTURAL  
CONTROL:

Dan Esser  
DE feels we need to print more manuals. He may consider revisions, and would bring those to the BD when they are done. The newsletter would be a forum to let residents know that at the January meeting they have the opportunity to express ideas for the revision of the architectural control guidelines.

OLD BUSINESS:

PARK SIGN - It's beautiful!

BY-LAWS - JB will check to see if we qualify as a non-profit.

INSURANCE - JB is researching policy and has spoken to our agent who is pursuing clarification of Bd coverage. LY will ask hoe elected boards are covered by state law. Bd members who were present at the initial meeting with Mike Zagradnik were assured that the Bd was covered by the present policy.

NEW BUSINESS: None

The meeting was adjourned at 8:20pm.

Respectfully Submitted:

Mary M. Nellis  
Mary M. Nellis

WALNUT GROVE HOMES ASSOCIATION  
MINUTES  
September 12, 1994

MEMBERS PRESENT: S. Robins, K. Pope, B. Cooley, D. Esser, J. Brannstrom, L. Younger, L. Mahlberg

MEMBERS ABSENT: N. Gilliland, M. Nellis

The meeting was called to order at 7:15pm.

COMMITTEE REPORTS:

SECRETARY: Mary Nellis  
Minutes from the August meeting were unavailable.

TREASURER: Judy Brannstrom  
Submitted and approved.

GREENWAYS: Norm Gilliland  
A written report was submitted and is attached.  
1. It was moved, seconded and passed to wait on treating oak wilt as NG recommended since results of a survey of how many trees are affected is not available.  
2. It was moved, seconded and passed to allow 2 more mowings for the season if necessary.  
3. Norm will contact the Colony Circle resident who is doing some unauthorized pruning of greenway trees.

BLOCK  
CAPTAINS: Kathy Pope  
No report

NEWSLETTER: Linda Mahlberg  
No report

SOCIAL: Becky Cooley  
1. Garage Sale: Becky visited all garage sales including the 5 not registered with us. She found the residents to be very happy with the traffic for the sale. BC recommended that the sale organizer visit all the participants on the sale day in the future too. Sale expenses were about \$200 for sale packets and permanent wooden signs to use annually for the sale.  
It was moved, seconded and passed that Pam and Ian Sproat make a fifth permanent sign



which will be placed at Southwick/Westfield intersection. Of the 31 families registered, 19 have contributed their garage sale donation.

2. Annual Picnic: Half of those who signed up came to the picnic on Sept. 11. The clown was excellent and we might consider contracting with a clown for the '95 annual picnic rather than for July 4th.
3. Craft Nights: These will be planned for Fall. Will announce these in a newsletter along with park fund progress and a note from Susan Hamblin, Alderperson.

ARCHITECTURAL  
CONTROL:

Dan Esser

1. DE received an anonymous postcard noting that WGHA has no control over vehicles parked on the street. DE will check this with the city. Our covenants say that no service or recreation vehicles can be parked except in garages.
2. Farmington Way neighbor with non-operating vehicle on blocks in driveway was asked to put the vehicle in his garage. He hasn't complied. Dan will send him a letter.

OLD BUSINESS:

1. INSURANCE - JB shared a letter from our insurance agent which explains our coverage as directors. A copy was given to each director and a copy was placed in the President's insurance file.
2. BY-LAWS - JB has received a copy of the Weford bylaws and will be working on an update of our WGHA bylaws.
3. DIRECTORY - LY brought a directory of the city's neighborhood associations for us to review. LY and SR will work together on our directory. LY will update list and SR will enter it. LY will proof it. LY will ask the M&I Bank for a contribution towards printing.
4. PARK EQUIPMENT - Peggy Kelly is working with Bill Bauer from the Parks Dept. \$10,000 in budget for city to strip existing equipment, put down pea gravel and a deck and a slide, slated for Spring/Summer '95. People for Parks has \$200,000 to match neighborhood park funds 50/50. Bauer says that ideally we should provide at least \$5,000 to be matched by People for Parks and then combine this with the money from the city. Katz

family has requested that the structure be handicap accessible and Bauer says the city is trying to make all parks accessible.

City needs our neighborhood contribution by January 1, 1995. Tamarack Association could be asked for a contribution. Millstone Homeowners could also be approached. TDS, Rural Insurance, Bank One, M&I Bank Dentists and Upstairs Downstairs Deli could be approached for donations. Tom Jacobs may be asked to assist with this. Perhaps contributors could be listed on a plaque.

Actions:

a. Peggy Kelly will contact Tom Jacobs for help soliciting contributions from neighborhood businesses.

b. Donations will be requested with the annual dues notice.

c. Peggy will give us some estimates of what we can buy with various amounts of money.

d. We will prepare a mailing asking for contributions of time and money from all WGHA residents. We will ask for names of area businesses we could ask for contributions. Envelopes will be hand addressed by JB, KP, and Peggy. DE will type the letter after Peggy and BC compose it. Hope to send the letter in early October.

5. WEXFORD RIDGE ROUNDTABLE - Held every 3rd Wednesday at 8:30am as a breakfast meeting at Dennys Restaurant. SR attended the August meeting. Tamarack's neighborhood association provides school supplies for Wexford students. Tamarack attended these roundtable meetings for a long time before committing to a specific project. We may need to wait to get a feeling about which projects we would be comfortable with. Tutoring/mentoring and donations of time and money for the food pantry are possibilities. SR will continue to attend these monthly meetings.

NEW BUSINESS: None

The meeting was adjourned at 9:10pm.

Respectfully Submitted:

*May Delle*

WALNUT GROVE HOMES ASSOCIATION

MINUTES

October 3, 1994

PRESENT: S. Robins, B. Cooley, J. Brannstrom, D. Esser, M. Nellis,  
K. Pope, N. Gilliland, L. Mahlberg

NOT PRESENT: L. Younger

The meeting was called to order at 7:07 PM.

COMMITTEE REPORTS:

SECRETARY: MARY NELLIS  
Minutes from September and May were approved.

TREASURER: JUDY BRANNSTROM  
The treasurer's report is attached. L.M.  
moved to approve and D.E. seconded. Minutes  
approved. ~~Eight~~ households have not paid the  
association fee for this year.

GREENWAYS: NORM GILLILAND  
Authorized one more mowing of the greenways  
after surveying this week.

Oak wilt - There is currently a case of oak  
wilt on private property on Springwood Circle  
adjacent to the wooded area. The oak tree  
outside of the private property is not  
symptomatic. A motion was made by B.C. that  
because of the cost and the lack of a  
guarantee that treatment would take care of  
the problem and because our actions could set  
a precedent for further requests the  
association should not treat the tree in  
question. K.P. seconded. The motion passed  
unanimously, but with regret.

Trimming - Harrington co. has submitted the  
lowest bid for the trimming of the wooded  
areas behind Springwood, Rye and Walnut Grove  
Dr. J.B. moved and K.P. seconded the motion  
to allow the use of \$500 for the above  
mentioned trimming.

Colony Circle trimming - D.E. will talk to  
the person on a casual basis about the  
circumstances. A reminder should be put in  
the newsletter about the limitations of tree  
trimming on the circles.



BLOCK CAPTAINS: KATHY POPE  
no report

NEWSLETTER: LINDA MAHLBERG  
Items that will need to be promoted in the next newsletter: annual meeting, dues, playground equipment, visiting Santa and seasonal craft nights.

SOCIAL: BECKY COOLEY  
The per person cost for the picnic was high considering the menu and the number of children served. The Board members expressed concern about the costs and agreed to get competitive bids for this event.

ARCHITECTURAL CONTROL: DAN ESSER  
We do not have jurisdiction of cars parked on the street, however there is a city ordinance that cars must be moved every 48 hours and in the winter every 24 hours.

In an informal poll of the BD. it was agreed that small satellite dishes (under 4 ft.) would be considered similiar to fences and follow the same guidelines.

OLD BUSINESS: Playground Equipment for the park - Mr. William Bauer from Dept. of Public Works spoke to the Bd. and approximately 10 members about replacing the present equipment. In the recent past there have been several calls to his department about the condition of the equipment (splinters hurting children, rotting of the structure). Because of the safety issues Walnut Grove Park is a priority. Removal is scheduled for early-mid June. The city has budgeted \$10,000 for safety surface and some equipment. It will cost \$1,500 for removal and approximately \$1,200-1,500 for swing resurfacing. Walnut Grove is considered an area park. Since the Americans with Disabilities Act money will have to be used for making the park physically accessible with ramping and hard surface paths to equipment. Our association would supply a list of activities that children would want and the city supplies the site orientation and the information from the equipment companies. The plan could be done in phases depending how much money is available. The cost estimate for a heavily used park is \$25,000. To accommodate younger and older children we would need to raise \$7,500. We need to submit a letter of intent to the city and if we don't reach our goal we can scale back. There is a two week turn-around time to remove and replace equipment. A motion was made (J.B) and seconded (M.N.) to form a committee, agree on a design and initiate fundraising to replace the playground equipment at Walnut Grove Park.



Further actions:      B.C. will chair the design committee.  
                         Peggy Kelly will chair fundraising.  
                         Letter to neighborhood in early November  
                         requesting donations.  
                         D.E. will find out how checks should be made  
                         out.  
                         M.N. will acknowledge donations.  
                         S.R. will call Tamarack Association to see  
                         about donation.

NEW BUSINESS:      None

The meeting was adjourned at 9:20 PM.

Respectfully submitted:

Mary M. Nellis  
Mary M. Nellis

WALNUT GROVE HOMES ASSOCIATION  
MINUTES  
November 7, 1994

PRESENT: S. Robins, L. Younger, J. Brannstrom, M. Nellis, D. Esser, B. Cooley, N. Gilliland, K. Pope, L. Mahlberg

NOT PRESENT:

The meeting was called to order at 7:07 pm.

COMMITTEE REPORTS:

SECRETARY: MARY NELLIS  
Minutes from October meeting were approved.

TREASURER: JUDY BRANNSTROM  
M.N. moved to approve and N.G. seconded.  
Treasurer's report was approved.  
All dues have been paid for 1994.

GREENWAYS: NORM GILLILAND  
Tree maintenance for greenways - Estimate from Dennis Harrington to trim, cut and haul is approximately \$800. A certificate of Insurance is included in this price. A motion was made to authorize N.G. to contract with Dennis Harrington for a comprehensive greenway trimming not to exceed \$800. L.M. moved to approve with J.B. seconding. The motion was approved.

Lawn service - A 1099 form needs to be filed for the lawn service. J.B. will meet with the accountant about this matter and will inform the Bd. at our next meeting.

BLOCK CAPTAINS: KATHY POPE  
No report

NEWSLETTER: LINDA MAHLBERG  
An issue should be out soon. Need to include the annual meeting on January 23.

SOCIAL: BECKY COOLEY  
Next event is the holiday craft/cookie exchange on 12/7/94.

ARCHITECTURAL CONTROL: DAN ESSER  
The Bd may need to continue the discussion of satellite dishes as the technology and use in the neighborhood increases.

OLD BUSINESS:

PARK EQUIPMENT:

The letter for fundraising was discussed and will be sent out soon. The design has been sent to the city and the blueprints will be ready for the committee to meet with bill Bauer by mid november. Peggy Kelly is compiling a list of business people to contact.

DIRECTORY:

In progress

NEW BUSINESS:

Development on  
High Point

Susan Hamblin (Alderperson) briefed us on information about a proposed housing development. Handouts are attached. Susan opposes the plan as it has been submitted due to lack of city services, lack of a specific land use plan and no market for the type of housing being suggested. D.E. will represent our Bd. at the Planning Commision meeting on 11/14/94 at the City County Building. The following motion was proposed (J.B, seconded by L.M.). The Board of the Walnut Grove Homes Association opposes changes in the "Greenway Addition to Wexford Village" until specific land use considerations are known. The Bd approved unanimously.

Skating Rink

There will be a skating rink at Wexford Park this winter which was constructed using matching funds from the Wexford Neighborhood Association and the City. Volunteers will maintain the rink. Within 2 years the neighborhood will blacktop the area for rollerblading. Wexford has a voluntary \$5 fee with their dues for such projects. Over 95% of the households pay the fee.

The meeting was adjourned at 9:13 pm.

Respectfully submitted:

Mary M Nellis  
Mary M. Nellis

WALNUT GROVE HOMES ASSOCIATION  
MINUTES  
December 5, 1994

PRESENT: S. Robins, J. Brannstrom, M. Nellis, D. Esser,  
B. Cooley, N. Gilliland, K. Pope, L. Mahlberg

NOT PRESENT: L. Younger

The meeting was called to order at 7:07 pm.

COMMITTEE REPORTS:

SECRETARY: MARY NELLIS  
D.E. moved that the November minutes be approved  
(J.B. seconded). Unanimous approval.

TREASURER: JUDY BRANNSTROM  
L.M. moved that the report be approved (B.C.  
seconded). Unanimous approval.

GREENWAYS: NORMAN GILLILAND  
Greenway trimming was completed at a cost of \$844.

There were twelve mowings done this year. Our  
accountant has advised us to contract with a company  
because of withholding, workmans compensation, and  
need to issue a 1099 form.

The newsletter article has generated several phone  
calls regarding the cutting policy.

BLOCK KATHY POPE  
CAPTAINS: no report

NEWSLETTER: LINDA MAHLBERG  
Pictures in the newsletter are appreciated.

SOCIAL: BECKY COOLEY  
There was a good response (10 people) for the craft  
night project.

So far there are Santa requests from 9 families.

ARCHITECTURAL DAN ESSER  
CONTROL: under control

OLD BUSINESS

PARK A letter has been sent to the city requesting  
EQUIPMENT: matching funds. The design was shared and a  
suggestion was made to include a three dimensional  
design in the mailing for the annual meeting. A



presentation for the annual meeting will be prepared at the next board meeting on January 9. Peggy Kelly is drafting a letter to be sent to organizations and businesses. The board will discuss the donation from the association.

D.E. moved to continue fundraising because of the board approval regarding the design and because of the great value we place on this project. The Association will temporarily supplement the funds from our general treasury to meet the \$7,500 goal. L.M. seconded. Unanimous approval.

Acknowledgement for contributing to the park fund will be in the newsletter. Names of those who have contributed will be listed.

DIRECTORY: All information is being put into a data base. The data entry is almost half done.

HIGH POINT: D.E. attended the planning commission meeting. The current owner of the land spoke in favor of the Greenway Addition to Wexford Village. D.E. spoke as did the representative of Wexford. The decision was postponed.

Dean Clinic wants to show representatives of neighborhood groups the land use plan for High Point Road. S.R. will attend. D.E. also volunteered if another representative could attend.

BOARD: At the January meeting the board will decide on the positions each board member will assume.

The meeting was adjourned at 8:34 pm.

Respectfully submitted:

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Mary M. Nellis