

A stylized, layered landscape illustration. The foreground features rolling green hills in various shades of green, with a dark brown path or stream winding through them. On the left, there are three distinct plants: a green tree with rounded foliage, a purple flower-like bush, and a cluster of orange flowers. A small red bird is flying in the upper left. The background consists of light blue and white wavy bands, suggesting a sky or distant hills.

# Walnut Grove Homes Association

2024 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: 2024 Budget

## Voting

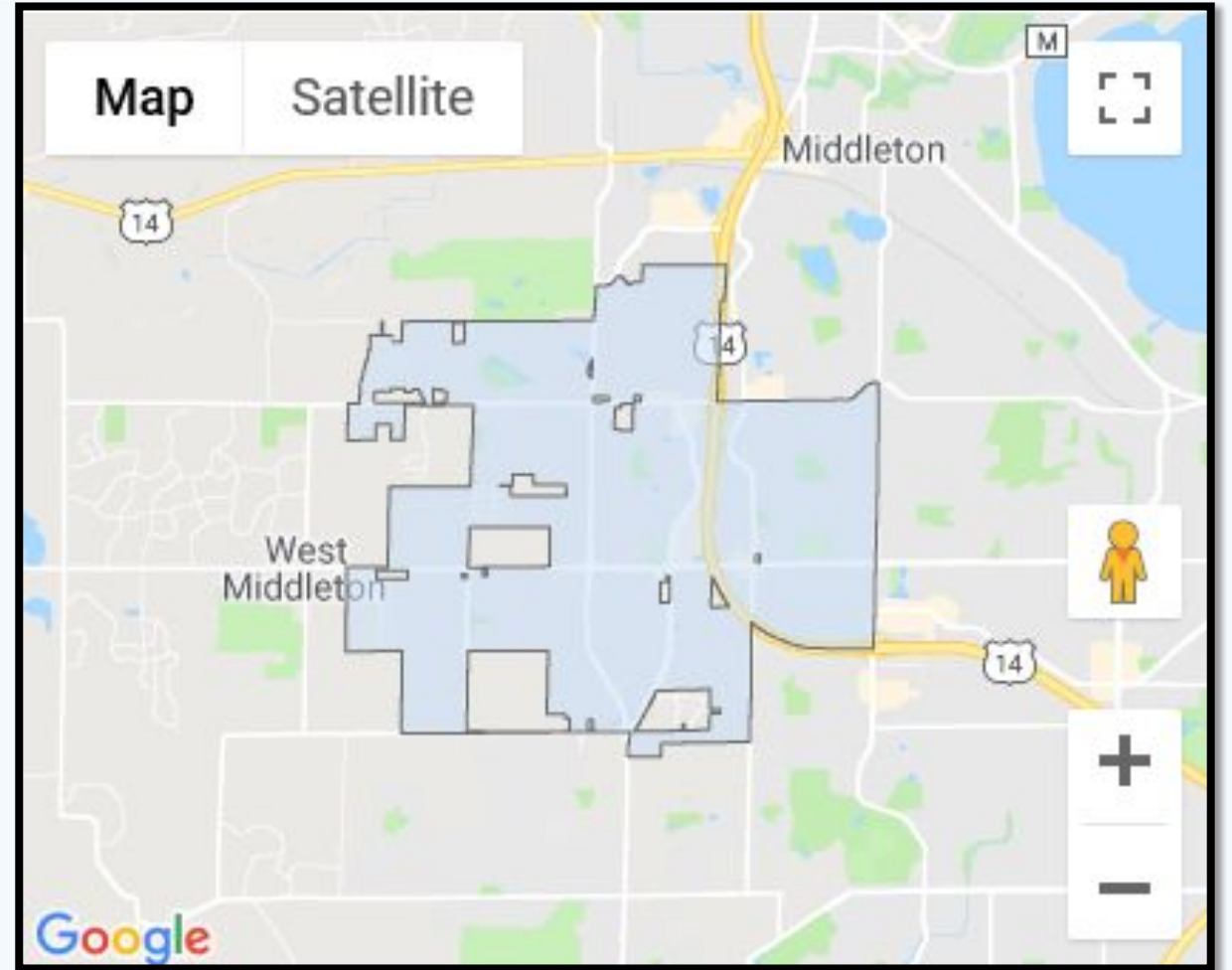
- Annual Budget + Dues
- Election of Board Members



# Introductions

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

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





# 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.
- 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.
- Further community engagement on the project began in Fall 2023 and will continue in 2024
  - Next meeting tbd: likely late March
  - [Take the survey!](#) Walnut Grove has low participation compared to other neighborhoods. This is your opportunity to share your values and goals for the project.
- Sign up for email updates and find project plans at [www.cityofmadison.com/SaukCreekGwy](http://www.cityofmadison.com/SaukCreekGwy)

Sign up for West Area Plan updates too!

<https://www.cityofmadison.com/dpced/planning/west-area-plan/3896/>

# Walnut Grove: Year in Review

## 2023

- Added \$15k to Legacy fund (established in 2021) to prepare for long term maintenance of greenways and eventual replacement of asphalt paths. Total balance \$45k
- Opened CDs to safely invest and gain interest
- Fantastic turnout for Easter Egg Hunt and Independence Day celebration
- Westfield traffic calming project implementation
- Greenway maintenance plan addressed A + B and near pathway on D
- Planted new tree on Greenway B after removal of dead trees
- Repaired 3 sections of pathways with major cracks and uneven ground

# Vision for Walnut Grove

## 2024

- Long term financial planning to fund tree care and pruning rotation (~7 years) and pathway replacement (~15+ 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
  - 2024 Social events
  - Digital Newsletters
  - Greenway volunteer workdays
  - Adopt-a-Greenway

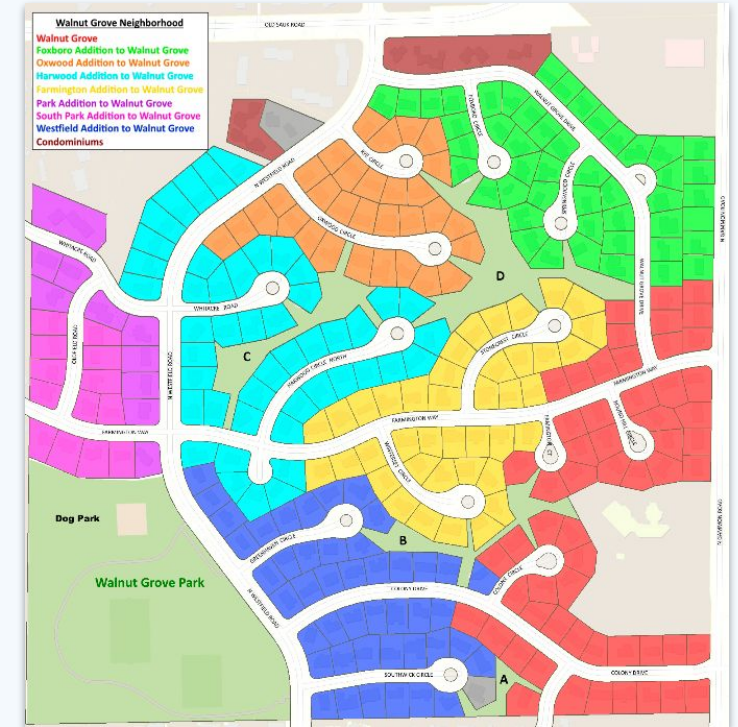


# Our Greenways

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

## 2023 Greenways Maintenance + Improvement included:

- Committee meetings (3) and volunteer work days (5)
  - removal of sapling trees within 3' of the paved walkway in Greenway D
  - removal on invasives, including buckthorn
  - Native perennial garden planted (thanks to a grant and generous donations from homeowners)
- 17 of 35 lamp posts painted, 2 repaired (sensors, glass)
- Over a dozen lightbulbs replaced - thank you to homeowners who have reported outages to [greenways@walnutgrovemadison.org](mailto:greenways@walnutgrovemadison.org)
- Tree management focused on pruning on Greenway A + B, cabling of an ash tree, ash tree treatments and removals on Greenway D.
- New tree planting (sugar maple) on Greenway B where 3 dead coniferous trees had been removed
- Mowing, fertilization, and invasives control
- Repair of 3 sections of crumbling/buckled pathway



# Our Greenways

## 2024 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. The program continued in 2023 and will continue in 2024.
  - Pruning on Greenway B and C
  - Tree removals for hazard and dying trees
  - Fertilization of newly planted trees
  - Emerald ash borer treatment rotation
- Volunteer Work Days
  - Continuation of work throughout the greenways to remove invasive species and unwanted saplings
- Lampposts
  - Recondition and paint remaining 18 lampposts
  - Replace 3 dented and damaged lampposts on Greenway D
  - Replace faulty sensors in 2 lampposts



# 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:
    - The Greenways Committee owns major tree removal and tree replanting in the 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 through the block captain to the block captain chair for Board's consideration.
      - Circle reimbursements: \$50 per year, must be signed off by block captain
      - Submit applications and reimbursements to [blockcaptains@walnutgrovemadison.org](mailto:blockcaptains@walnutgrovemadison.org)
  - Lights Out?
    - If you see any greenways lamppost lights out, please contact [greenways@walnutgrovemadison.org](mailto: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.
- In 2023, WGHA contracted with an asphalt company, Dr. Asphalt, to replace three sections of the greenway paths that were determined to be of greatest need. These sections were on Greenways A, B, and C.
- Based on available funds and our long-term goal to completely replace each of the paths, it is not anticipated that additional sections will be replaced in 2024.
- During fall 2023, leaves and other debris were cleared from the paths, about every two weeks using a new leaf blower purchased by WGHA.

## 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
- **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](http://walnutgrovemadison.org)



# Architectural Control Committee

## Summary of 2023 Activity

### Received 10 Applications:

#### ***Approved***

- 2 Replacement window applications
- Addition of rain garden
- Replacement deck
- Roof-top solar panels
- Fence (borders property outside of WG)
- Replacement siding

#### ***Conditional Approval***

- Fence (connect to neighboring fence)

#### ***Withdrawn***

- Installation of poles/sunsail

### Addressed 1 reported violation

Outbuilding

### Received 7 additional inquiries\*:

- 2 Exterior siding and/or replacement windows
- 2 Fence requirements
- Replacement patio requirements
- Privacy screening w/ plants
- Privacy fence

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

# Social



## 2023 Social Events

- April 8 Easter Egg Hunt on Greenway C, attended by approximately 45 children and their parents. Guest appearance by Sir Anthony HopKins.
- July 4 Independence Day Celebration – bicycle parade, water balloon toss, “Which Adams” trivia, and snacks.
- 

## Looking Ahead to 2024

- Continue annual Easter Egg Hunt, Independence Day celebration and, fall Tailgate Party/ Potluck.
- 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
  - Plan to create a new printed directory in 2024 (last published in Feb '22)
  - Plan to fund the directory with advertiser support
  - Thanks to our '22 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](mailto: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 24 homes. If you have not provided an email address and prefer digital communication, please do so.
- Website: [walnutgrovemadison.org](http://walnutgrovemadison.org)



# Block Captains



- 25 Block Captain Zones
- Summer gathering for current block captains
- Block Captain Responsibilities:
  - Provide new neighbors with welcome packet  
10 homes with new owners in 2023\*
  - Share neighborhood communications such as:  
Directories and newsletters  
Greenway and circle updates
  - Other  
Assist with coordination of Block parties  
Coordinate Circle mowing schedule (where applicable)
- **NOTE: Looking for new Block Captains for section of Colony Circle, Oldfield, Walnut Grove Drive, Westfield and Whitacre**

Listing of Block Captains can be found at <https://walnutgrovemadison.org/block-captain>

# Treasurer Report Highlights: 2023 Actual + 2024 Plan

Link to [pdf of budget](#)

## OPERATING BUDGET

- Total actual 2023 expenses (\$42k) were under budget by -\$3k due to the timing of Greenway grant spending (\$1.5k) and underspent legal & social spending (\$3k).
- The 2024 budget recommended by the Board includes lamp post maintenance while funds continue to grow for long-term pathway replacement.
- The 2023 actuals included a 2024 prepayment of weed control & fertilization, right sizing our annual December prepayment (for a discount). The 2024 line represents the 2025 prepayment.

## LEGACY FUNDS

- \$45k in funding has been earmarked for pathway replacement. Proposed budget allows for an additional \$11k of funding in 2024.
- Short term CDs gained \$789 in interest in 2023
  - 13mo \$20k investment, matures 6/30/24
  - 9mo \$7.5k investment, matures 3/5/24

## ASSESSMENT NOTICES

- Dues proposed to maintain to \$170/\$85 annually
- 2024 assessment notices will be sent primarily by email but via paper on exception basis to noted members (please check Spam folders).
- Payments due within 6 weeks to avoid late fee.
- Contact Treasurer at [treasurer@walnutgrovemadison.org](mailto:treasurer@walnutgrovemadison.org) for questions or if you do not receive a notice.



# Treasurer Report: 2023 + 2024 Budget Summary

	<u>ACTUAL</u>	<u>2023 BUDGET</u>	<u>VARIANCE</u>		<u>2024 Proposal BUDGET</u>	<u>VARIANCE LY</u>
<b>STARTING FUNDS</b>	<b>45,919</b>			<b>STARTING FUNDS</b>	<b>55,976</b>	<b>10,057</b>
<i>DUES</i>	51,615	51,340	275	<i>DUES</i>	51,190	-425
<i>INTEREST</i>	844	528	316	<i>INTEREST</i>	725	-119
<i>DIRECTORY</i>	0	0	0	<i>DIRECTORY</i>	1,300	1,300
<b>INFLOWS</b>	<b>52,459</b>	<b>51,868</b>	<b>591</b>	<b>INFLOWS</b>	<b>53,215</b>	<b>756</b>
<i>GREENWAYS</i>	40,418	40,150	268	<i>GREENWAYS</i>	38,347	-2,071
<i>ADMIN</i>	1,985	5,900	-3,915	<i>ADMIN</i>	6,913	4,928
<b>OUTFLOWS</b>	<b>42,403</b>	<b>46,050</b>	<b>-3,647</b>	<b>OUTFLOWS</b>	<b>45,260</b>	<b>2,857</b>
<b>NET CHANGE</b>	<b>10,056</b>	<b>5,818</b>	<b>4,238</b>	<b>NET CHANGE</b>	<b>7,955</b>	<b>-2,101</b>
<b>ENDING BALANCE</b>	<b>55,975</b>			<b>ENDING BALANCE</b>	<b>63,931</b>	
<i>LEGACY FUND CONTRIBUTION</i>	15,000	15,000	0	<i>LEGACY FUND CONTRIBUTION</i>	11,000	-4,000
<i>LEGACY FUND BALANCE</i>	45,000	45,000	0	<i>LEGACY FUND BALANCE</i>	56,000	11,000
<b>ENDING AVAIL FUNDS</b>	<b>10,975</b>			<b>ENDING AVAIL FUNDS</b>	<b>7,931</b>	<b>-3,044</b>



# Voting

Current board members up for re-election:

- Charlie Morgan
- Doug Hyant

New board candidates:

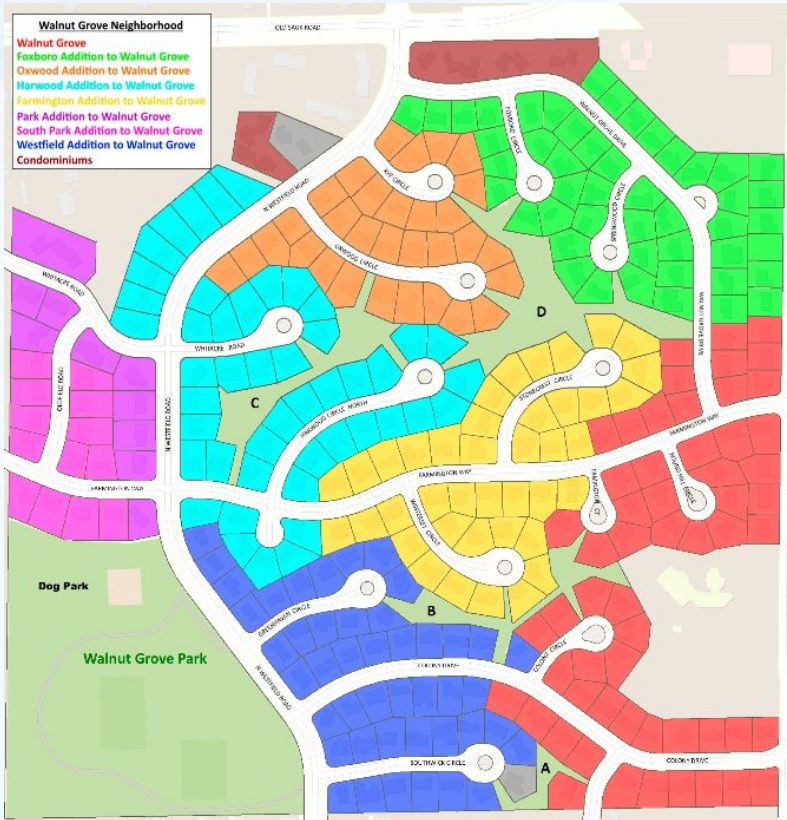
- Phillip Kent
- Meghan Johnson
- Chris Delamarter

Continuing to serve terms:

- Liz Fenster
- Hayden McCann
- Danielle Bashirullah
- Laurie Howard

Thank you for serving!

- Nick Brown
- Kim Grimmer
- Molly Hyant
- Eileen Goode



# Wrap Up

Questions/Discussion?

Thanks to our generous directory supporters:



Arellano & Phebus  
S.C.



**Brantley Cooper  
Advisors, LLC**  
*Balanced Money ~ Balanced Life*



Tommy Van Ess

Chris Delamarter  
Keller Williams Realty  
608.501.3478  
cdelamarter@kw.com



**City  
BBQ**  
CITYBBQ.COM

YOUR FAVORITE SLOW-SMOKED BBQ  
AND CLASSIC COMFORT SIDES AT  
**MADISON**  
7015 Sligo Dr.



**Rize: Smarter Decisions Now** 12+

Tips for living a better day

[Andrew Jenson](#)

Designed for iPad

★★★★★ 4.7 • 6 Ratings

Free