

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

# Walnut Grove Homes Association

2025 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: 2025 Budget

## Voting

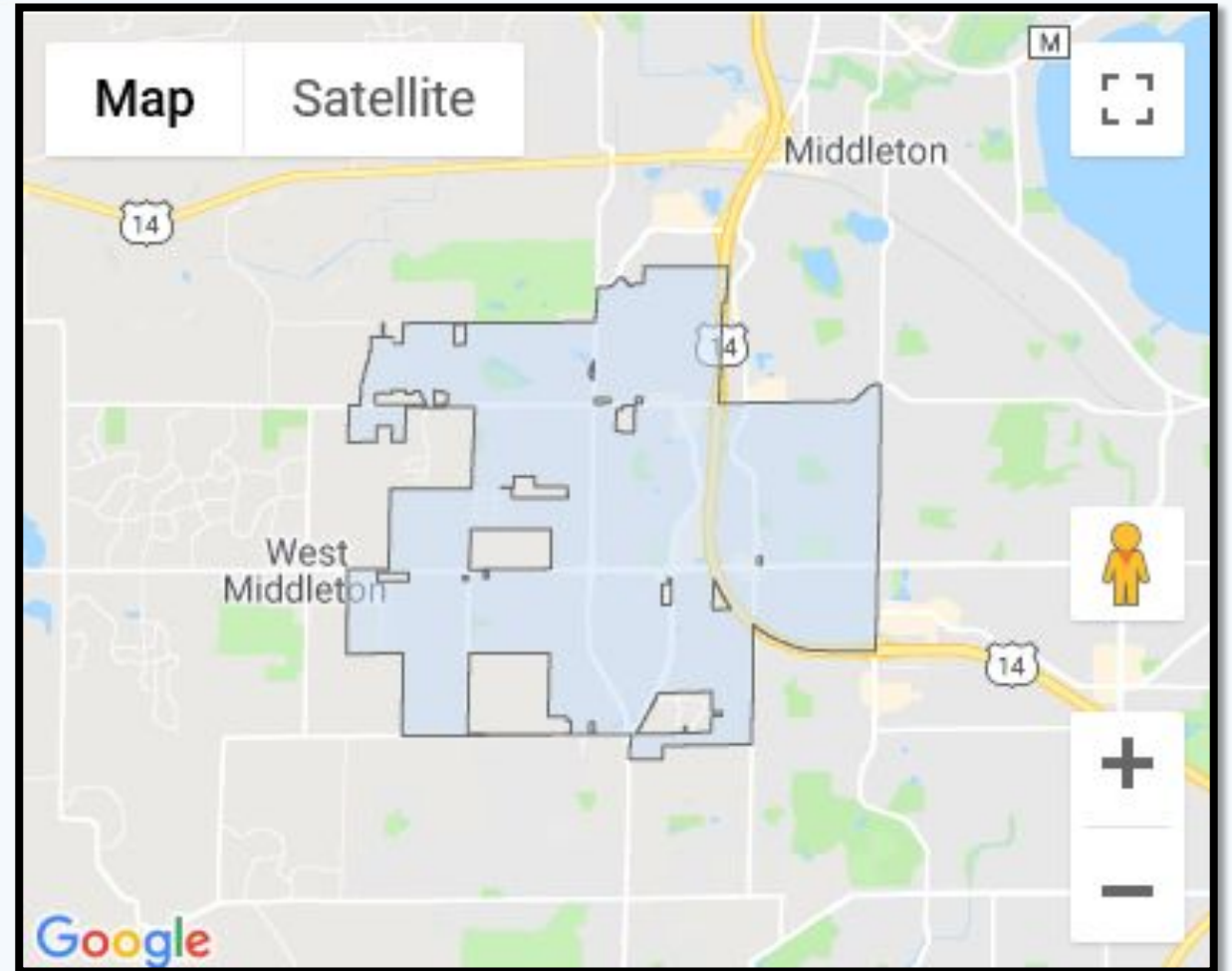
- Annual Budget + Dues
- Election of Board Members



# 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>



# Community Information



## District 9 Alder Candidate Forum

- Tuesday February 4th 6-7:30pm
- Tamarack Trails Clubhouse (110 S Westfield Rd) or Online via ZOOM. Clubhouse space is limited to 50 people.
- There will be time after the forum to meet and talk directly to the candidates.
- Please submit questions for the candidates by Sunday, February 2nd [2ndDistrict9MadisonEvents@gmail.com](mailto:2ndDistrict9MadisonEvents@gmail.com)

## City of Madison Direct Communication

- The City of Madison offers direct email communication; we recommend signing up for areas that interest you!
- All emails <https://www.cityofmadison.com/contact/email-lists>
- Sign up for Sauk Creek Greenway email updates and find project plans at [www.cityofmadison.com/SaukCreekGwy](http://www.cityofmadison.com/SaukCreekGwy)
- West Area Plan Final Documents <https://www.cityofmadison.com/dpced/planning/west-area-plan/3896/>
- District 9 Email Updates <https://www.cityofmadison.com/council/district9>

# Walnut Grove: Year in Review

## 2024

- Added \$15k to Legacy fund (established in 2021) to prepare for long term maintenance of greenways and eventual replacement of asphalt paths. Total balance \$60k
- Opened CDs to safely invest and gain interest
- Fantastic turnout for Easter Egg Hunt and Independence Day celebration
- Printed directory distributed
- Tree Care: Storm damage maintenance on greenways, Ash Tree treatment, and pruning on Greenway B + C
- Rain Garden installation
- Lamp post repairs, replacements and painting

# Vision for Walnut Grove

## 2025

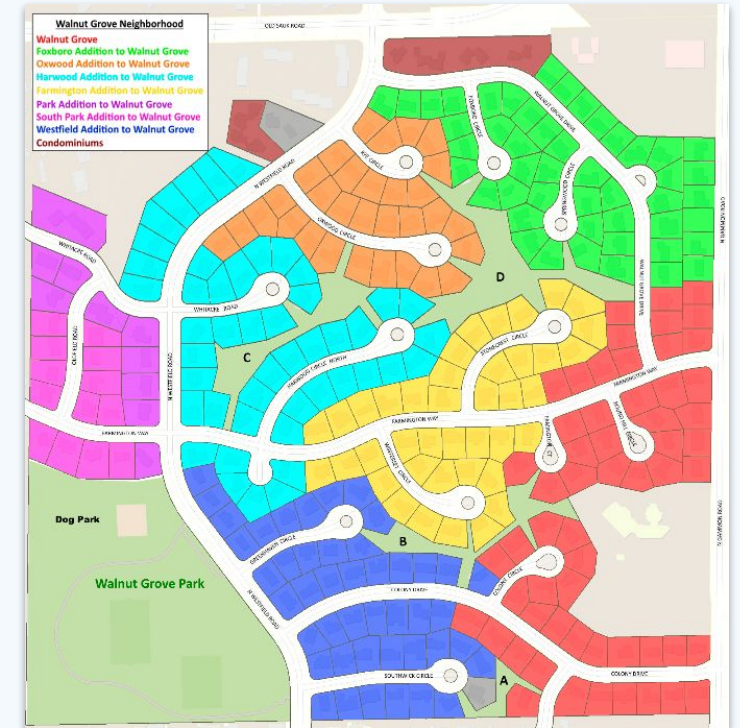
- Long term financial planning to fund tree care and pruning rotation (~7 years) and pathway replacement (~15+ years)
- Support and enhance our greenways and circles with year two of greenway maintenance plan rotation
  - Pruning, tree care, removals and plantings within our Greenways
  - Dedicated maintenance plan to keep trees healthy with structural pruning
- Maintain and build sense of community in our neighborhood
  - 2025 Social events
  - Digital Newsletters
  - Greenway volunteer workdays
  - Adopt-a-Greenway or tend either of the flower beds in Walnut Grove Park

# 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

## 2024 Greenways Maintenance + Improvement included:

- Committee meetings (3) and volunteer work days (6)
  - Rain Garden
  - Additional native perennial planting
  - Removal of the last large buckthorn shrubs Greenway D
- 17 of 35 lamp posts painted, 6 repaired (sensors, glass) 3 lamp posts replaced
- Over a dozen light bulbs replaced - thank you to homeowners who have reported outages to [greenways@walnutgrovemadison.org](mailto:greenways@walnutgrovemadison.org)
- Tree management focused on storm damage
- Mowing, fertilization, and invasives control



# Our Greenways

## 2025 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. In 2024, we switched to Arbor Systems and plan to continue using their services in 2025.
  - 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 near the walkway

# Our Greenways Continued

- Renewed Policies
  - Invasives species treatment:
    - Any application of herbicide used to control invasive buckthorn will be directly applied (dabbed) not sprayed.
- 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 2025. However the Board's proposed 2025 budget anticipates adding another \$15,000 to the Legacy Fund so that, by the end of 2025, \$75,000 will be reserved for this project and major arbor work.
- In September, the asphalt path through Greenway D was treated to control moss.
- During Fall 2024, leaves and other debris were cleared from the paths, about every two weeks.

# Architectural Control Committee (ACC)

- Committee composed of 5 members (minimum 3)
- **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 2024 Activity

### Received 7 Applications:

#### **Approved**

- Rear deck w/ privacy screen
- 2 Roof-top solar panels
- Backyard landscaping w/ privacy screen

#### **Conditional Approval**

- Fence (borders property outside of WG)

#### **Denied**

- Fence
- Stairs from road to front porch (city permit required)

### Received 7 additional inquiries\*:

- 2 Exterior siding replacements
- Modifications to planting beds
- Fence (potential buyer)
- Replacement of rock retaining wall
- Patio and privacy screen
- Replacement of concrete patio w/ pavers

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

## 2024 Social Events

### Social



- March 24 Easter Egg Hunt on Greenway C, attended by approximately 60 children and their parents. Guest appearance by Sir Anthony HopKins.
- July 4 Independence Day Celebration – bicycle parade, water balloon toss, “Which Jefferson” trivia, and snacks. Special thanks to this year’s MC, Mr. Dave Polet and many volunteers! You all rock!

### Looking Ahead to 2025



- Continue annual Easter Egg Hunt, Independence Day celebration and, fall social activity targeted to adults.
- 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
  - New directory was created and distributed in June 2024
  - The directory was 100% funded with advertiser support. Thank you - *Culver's, Chris Delamarter at Keller Williams Realty, Vintage Brewing, Isthmus Wellness Partners and Tommy Van Ess at First Weber*
  - **Information not current?** Please send updated info to [walnutgrovemadison@gmail.com](mailto:walnutgrovemadison@gmail.com)
- Winter 2024 Newsletter
  - Printed newsletters were distributed to all neighbors around December 20th.
  - Digital newsletters were sent to all neighbors Friday, December 20th.
- Website: [walnutgrovemadison.org](http://walnutgrovemadison.org)

# Block Captains



- 25 Block Captain Zones
- Position description sent to all block captains
- Responsibilities:
  - Provide new neighbors with welcome packet
  - 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 Walnut Grove Drive and Westfield**

# Treasurer Report Highlights: 2024 Actual + 2025 Plan

Link to [pdf of budget](#)

## OPERATING BUDGET

- Total actual 2024 expenses (\$39.6k) were under budget by -\$5.7k due to underspent mowing & circle grants (-\$3.1k) and unused contingency fund (-\$2k)
- This underspending allowed us to put an additional \$4k in the Legacy Fund.
- The 2025 budget recommended by the Board includes lamp post maintenance while funds continue to grow for long-term pathway replacement.
- Greenway & Circle expenses are planned to be 87% of total expenses.

## LEGACY FUNDS

- \$60k in funding has been earmarked for pathway replacement. Proposed budget allows for an additional \$15k of funding in 2025
- Short term CDs gained \$2,362 in interest in 2024
  - Three \$20k CDs are currently open, ranging from 7 to 13 months
  - Mature in April, May and July and are renewed based on interest rates and cash flow.

## ASSESSMENT NOTICES

- Dues proposed to increase to \$180/\$90 annually
- 2025 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: 2024 + 2025 Budget Summary

	<u>Budgeted</u>	2024 <u>Actual</u>	<u>Variance</u>		2025 <u>Projected</u>	<u>VAR LY</u>
<b>Starting Funds</b>		<b>55,976</b>			<b>71,613</b>	<b>15,637</b>
DUES	51,190	51,551	361	DUES	54,360	2,809
INTEREST	725	2,362	1,637	INTEREST	2,000	-362
DIRECTORY	1,300	1,289	-11	DIRECTORY	0	-1,289
<b>INFLOWS</b>	<b>53,215</b>	<b>55,202</b>	<b>1,987</b>	<b>INFLOWS</b>	<b>56,360</b>	<b>1,158</b>
GREENWAYS	38,347	35,630	-2,717	GREENWAYS	36,630	1,000
ADMIN	6,913	3,936	-2,977	ADMIN	5,400	1,464
<b>OUTFLOWS</b>	<b>45,260</b>	<b>39,566</b>	<b>-5,694</b>	<b>OUTFLOWS</b>	<b>42,030</b>	<b>2,464</b>
<b>NET CHANGE</b>	<b>7,955</b>	<b>15,636</b>	<b>7,681</b>	<b>NET CHANGE</b>	<b>14,330</b>	<b>-1,306</b>
<b>ENDING BALANCE</b>		<b>71,613</b>		<b>ENDING BALANCE</b>	<b>85,943</b>	
LEGACY FUND CONTRIBUTION	11,000	15,000	4,000	LEGACY FUND CONTRIBUTION	15,000	0
LEGACY FUND BALANCE	56,000	60,000		LEGACY FUND BALANCE	75,000	15,000
<b>ENDING AVAIL FUNDS</b>		<b>11,613</b>		<b>ENDING AVAIL FUNDS</b>	<b>10,943</b>	<b>-670</b>

# Voting

Current board members up for re-election:

- Hayden McCann
- Laurie Howard

New board candidates:

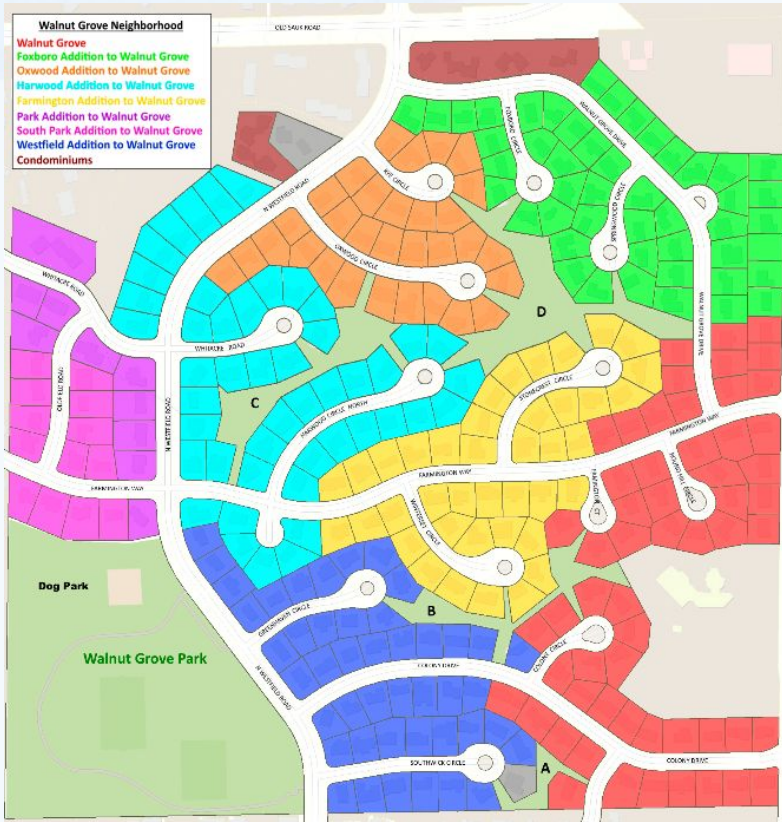
- Debra Stuart
- Mick Casey

Continuing to serve terms:

- Charlie Morgan
- Doug Hyant
- Phillip Kent
- Meghan Johnson
- Chris Delamarter

Thank you for serving!

- Liz Fenster
- Danielle Bashirullah



# Wrap Up

Questions/Discussion?

Thanks to our generous directory supporters:

Chris Delamarter  
Keller Williams Realty  
608.501.3478  
cdelamarter@kw.com



Tommy Van Ess

