



WALDEN RIDGE NOOZ



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Got news? Judy Rauh, 843-8430, randjrauh@sbcglobal.net, 5509 Heatherbluff

Website: <http://www.neighborhoodlink.com/WROA>

Smith Management Group

Contact: Jan Bocskowics, ext. 128

jbocskowics@smithmgmt.com

1630 Des Peres Rd, Suite 210, 63131

(314) 394-4200

<http://www.SmithMgmt.com>

Board of Directors

Shelton (Butch) Smith (President).....270-3210

Don Link (Secretary).....729-1977

John Lang (Treasurer).....843-2985

Email: waldenridge.board@yahoo.com

ALL THINGS CONSIDERED

Board Meeting June 16, 2011

Board members **Butch Smith**, **Don Link**, and **John Lang**, met with eighteen residents and **Jan Bocskowics** of Smith Management for an hour and a half at Tesson Ferry Library.

Financials

Treasurer **John Lang** reported that the **Roof Reserve** fund has grown to \$148,073.43. May income exceeded expenses by \$1,716.89, and YTD the budget is \$12,231.62 ahead of expenses....and it's a good thing, because irrigation and grounds outlays are anticipated in the near future. The full Treasurer's report can be found at the Walden Ridge web site: <http://www.neighborhoodlink.com/WROA> (click on the **Pages and Links** tab).

Old Business

The Pond: The Board awaits the final report and recommendations of the engineer who evaluated the water problems created by The Pond.

Regulations: "To help residents understand the Declarations (By-Laws), regulations are being developed to make it easier for residents to know how to comply with the Declarations' meaning, and to make sure that residents understand there are procedures to be followed to be in compliance."

New Business

We Get Letters: By now all homeowners will have received a letter from your Board of Directors as another reminder regarding decorative items placed on individual lots. Permission is required for, but not limited to, the following:

Statues * Bird baths, feeders, houses

Lawn furniture * Lawn ornaments

Replicas of animals

We've had this reminder before, but many of us seem to have assumed it was meant for someone else. Perhaps a list in the *Nooz* of specific offenders might work better?

Next Board Meetings – Tesson Ferry Library

August 18 (Thursday), 4 p.m.

September 6 (Tuesday), 4 p.m.

October 6 (Thursday), 4 p.m.

November (date TBD), 7 p.m., Concord Church

December 1 (Thursday), 4 p.m.

Add to Favorites:

<http://www.neighborhoodlink.com/WROA>



Has anyone checked out the new **Walden Ridge website** yet? It's got just about everything you'll need to keep informed about life on the Ridge:

<http://www.neighborhoodlink.com/WROA>

Click on **Pages & Links** tab to find:

Board Meeting Minutes * the *Nooz*

2011 Budget * Treasurer's Report

Maintenance Request Form * Declarations

Smith Management Group website

The new SMG website is also open for business-- simply go through the Walden Ridge site, scroll down, and click on the **Smith Management Group** link. On your first visit:

Click "Sign In" in upper right corner.

Sign up as "New User."

Establish a "Sign In Name" and "Password."

For Personal Account Information, a "Secure ID" is required and will be emailed to you from SMG.

The site allows residents to: view/update personal information to include (or not) phone number and/or email address in the **Community Directory**; and view **status of all payments and charges**, and even **pay** them.

BRUSH UP ON YOUR DECLARATIONS

Here's the short version of #4
(long version on pages 13-14):

*Owners are responsible for **picking up and properly disposing of pet waste**. In addition, St. Louis County has leash laws governing pets. **Only one house pet is allowed.***

THE DRINK'S ON ME



Within the last few weeks, Brickman Landscaping has replaced several flowering plants, shrubs and bushes. Some are beyond reach of the sprinkler system, so it would be helpful if nearby residents could give them a drink of water while they're getting used to their new homes.

TORNADO WARNING—ARE YOU READY?



Tornado watch: conditions conducive for a tornado
Tornado warning: it's happening. Take cover.

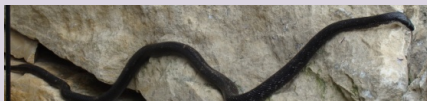
Even with forewarning, a funnel cloud can appear before you have time to adequately prepare, so it's critical to do that ahead of time.

#1 Determine in advance where you'll take shelter—basements are best; or, an interior room or hallway away from windows, doors and outside walls.

#2 Have a kit stashed in your hideout with non-perishable food, water, battery-powered radio, flashlight, extra batteries; a whistle to alert rescue teams of your location (perhaps your homeowners' insurance policy too?)

#3 If separated from family members, know how you'll contact one another and designate a meeting place for later.

• ! SNAKE INVASION • !



While delivering shrub-trimming notices recently, Board members had close encounters with three black snakes. No doubt our slithery friends(?) have had to seek higher ground as the Meramec rises. So far they've been of the harmless persuasion, and maybe they'll repulse the raccoons!

BULK items (as well as regular trash and recyclables) pickup by American Eagle on Tuesday, **September 6**—have all curbside by 6 a.m.

WHO'S IN CHARGE HERE?

Architectural Review Committee

John Kaiser, 842-7640

Bible Study

Linda Juelfs, 849-1164

Book Club (Walden Readers)

Joan Perez, 849-0453

Bridge

Betty Preis, 849-4432

Budget & Finance Committee

John Lang, 843-2985

Building & Grounds Committee

Earl Juelfs, 849-1164

Bunco

Marlene Tucholski, 843-9883

Declarations Committee

Paul Wollberg, 842-5110

Golf

Kathleen Luepke, 849-8217

Insurance

Butch Smith, 270-3210

Landscape Committee

Don Link, 729-1977

Mah Jongg

Judy Rauh, 843-8430

Mexican Train (Dominos)

Tippy Boniface, 842-3595

Neighborhood Watch

Kathleen Luepke, 849-8217

Poker

Don Amsler, 729-7910

Telephone Directory

Linda Juelfs, 849-1164

Tours

Kathleen Luepke, 849-8217

Welcome Committee

Betty Preis, 849-4432