

## **Welcome to Walden's Landing**

We are one of the oldest townhouse communities in Columbia located on Jackson Pond. As a part of the planned community of Columbia, there are guidelines for all residents when it comes to changes in the landscape or design of our homes. In addition, the Walden's Landing Community Association (WLCA) has developed guidelines to enable all of us to live together in a spirit of cooperation and harmony.

The Association is to help all residents in answering questions, solving problems, and ensuring the land we hold in common is well-maintained. The land that we hold in common is the responsibility of the Community. Land closest to Jackson Pond is the responsibility of the Columbia Association (CA). And, of course, you are responsible for the property which you own.

In order to assist you in settling into your new home, the following information may help you answer some of the questions that inevitably come up when you move. A publication called the *Mooring Lines*, which is essentially minutes of our Board meetings, will be available to keep you up to date on every day activities. Names and phone numbers of directors, officers, and committee chairpersons are listed as a header in each issue of the *Mooring Lines*. If you need information about our community, please contact our president or a member of the Board.

## **Board of Directors**

Members of the Board are elected annually (with staggered three-year terms) to serve all of the Community. They are responsible for day-to-day activities (care, upkeep and surveillance of the common areas as well as establishment, collection, use and expenditure of assessments. Other duties are described in our By-Laws, Article V, Section 3). The Board is composed of an uneven number of at least three and not more than five persons, a majority of whom must be homeowners.

The Board of Directors:

<a href="#">Tom Amos</a>	(410) 730-0102
<a href="#">Joe Staugaitis</a>	(410) 772-1275
<a href="#">Melissa Smith</a>	(410) 715-4414

manages the Community through the appointment of:

1) Officers:

President	<a href="#">Dave Brown</a>	(410) 997-0660
Vice President	<a href="#">Samuel 'Kody' Doherty</a>	(925) 819-2663
Secretary	<a href="#">Laura Doherty</a>	(925) 216-2136
Treasurer	<a href="#">Jim Albert</a>	(410) 995-1066

2) an Architectural and Environmental Control Committee:

<a href="#">John Kohlman</a>	(410) 997-6398
<a href="#">Dion Nias</a>	(443) 413-6933
<a href="#">Jerry Simmons</a>	(410) 730-9370

3) a Landscape Committee:

<a href="#">Melissa Smith</a>	410 715-4414
<a href="#">Tom Amos</a>	(410) 730-0102
<a href="#">Karen Adomines</a>	410 964-9780

4) a Social Activities Committee:

<a href="#">Lorette Farris</a>	410 715-5099
<a href="#">Melissa Smith</a>	410 715-4414
<a href="#">Dion Nias</a>	443 413-6933

*We encourage residents, both owners and tenants, to participate on the committees.*

Address Walden's Landing Community Association financial matters, including payment of quarterly fees, to the WLCA Treasurer, and address other matters to the WLCA President:

Jim Albert, WLCA Treasurer  
5667 Phelps Luck Drive  
Columbia, MD 21045-2528

Dave Brown, WLCA President  
5705 Phelps Luck Drive  
Columbia, MD 21045-2528

### **Dues**

The annual maintenance fees are payable in quarterly installments (first of January, April, July, and October) -- mark your calendar. The amount is determined by the Board of Directors each year and is currently \$230 per quarter. You will normally receive a notice attached to the *Mooring Lines* to remind you of the amount and where to mail or deliver your check to the WLCA treasurer. If you wish to pay for more than one quarter, we will gratefully accept your check. If your payment is more than 30 days late, you will be assessed a \$10 late fee.

### **Home Improvements**

As this is a planned community, the Columbia Association, the Village of Long Reach, and the Walden's Landing Community Association have set forth specific guidelines for improvements to your home. The Walden's Landing Community Association By-Laws should have been provided to you at settlement on your property. The Long Reach Village "Architectural Guidelines" may be obtained from Stonehouse in the Long Reach Village Center [(410) 730-8113, <http://www.longreach.org>] or online at <http://www.longreach.org/node/27>. Applications forms required for all exterior alterations may be obtained at Stonehouse or downloaded from <http://www.longreach.org/drupal/ExteriorAlterationApplication11.pdf>.

The homes in Walden's Landing maintain a common color scheme. The only approved paint colors for the exterior of your home are the following (by Duron Paint Company or a match):

Leighton Ivory  
Empire

Yorktown Brown  
Sandust

Light Buckskin  
SanTan

Trim colors are:

Yorktown Brown

Chestnut Brown

### **Garbage Collection/Recycle Collection**

Trash is picked up on Mondays. Recyclables are picked up on Thursdays. Yard clippings are also picked up on Thursdays (April through December only). All trash is to be packaged securely in strong, dark plastic bags. Bags must be placed at the pickup site no earlier than 6 p.m. the night before pickup or early (before 6 a.m. to be safe) the day of the pickup. Generally, each household is allowed three trash bags. If you use a garbage can, it must have a trash bag in it.

Collections during holiday weeks will not be made on a "sliding" schedule where each trash collection day on or after the holiday will be made one day later that week. Where the holiday falls on a day other than Monday (e.g., Thanksgiving, Christmas and New Year's Day), the trash collection days for that week will slide forward only for the holiday and the days that follow. Trash collection for days before the holiday, and non-holiday weeks, will remain as regularly scheduled.

To make recycling easier, residents no longer need to separate paper recycling from cans or plastic. You also can fill your new recycling cart or bin with additional plastic, aluminum and waxed cardboard products, including your tubs, lawn furniture, flower pots, aluminum foil, pie plates, milk and juice cartons, mil/soda crates, buckets (including ones with metal handles), drinking cups and lids, toys, plastic film and coolers. You can also recycle bags filled with plastic bags, as long as the bag is tied shut. Nothing larger than 40 inches or heavier than 40 pounds will be taken.

There are three assigned pickup areas. The large lot area is to the left of the entrance as you leave the lot; the middle lot area is to the right of the entrance as you leave the lot; and the Lightspun area is to the left of the entrance as you leave the parking lot. Keep your bags and bins out of the roadway.

### **Mail Boxes**

There is no home delivery of regular mail in Columbia. Throughout the Community, there are common mail boxes in which mail is delivered. If you should lose a key or not know which mail box is yours, you must go to the Main Post Office to obtain that information. You may leave mail in your box to be picked up.

### **Parking**

Each household is assigned one reserved parking space. (Cars will be towed if parked in another person's reserved space.) In addition, one individual has been assigned a handicapped space on the large lot and one person has been assigned an extra reserved/handicapped space in the middle lot. All other spaces are open. The general understanding is there are two parking spaces for each dwelling. If you have more than two cars, you should park the extra one(s) in an area not often used for parking. The Lightspun lot has 33 spaces and 12 homes assigned; the middle lot has 25 spaces and 12 homes assigned; the large lot has 55 spaces and 26 homes assigned. Notice that there is only one extra space in the middle lot and only four extra spaces in the large lot. As a courtesy to your neighbors, if you are having a party where there are many guests, please ask them to park on the street.

### **Parking Lot Care**

Only emergency car work - such as fixing a flat tire - is allowed in our parking lots. Changing the oil, for example, is not allowed. Oil spills in our parking lots cause excessive damage. Have oil leaks from your car(s) repaired promptly. Parking lot maintenance is a major WLCA expense.

### **Community Day**

Twice a year we have a Community Day. We encourage all residents to use this as an opportunity to clean your personal property and participate in a community project. We will have a cookout or other social event in conjunction with the work.

### **Maintenance of Your Property/Snow Removal**

You are responsible for the upkeep of your home and property. As we take pride in the appearance of the common land, we ask that you keep your lawn trimmed and your home well maintained. Long Reach rules allow plantings within 4 feet of the foundation of your house as long as the plantings are no more than 2 feet in height. Do not add any plantings to our common area, however, without approval of our Landscape Committee.

Snow removal from the sidewalk leading to and in front of your home is your responsibility. Please clear the sidewalk within 24 hours. Use of salt for ice removal is prohibited because it damages the sidewalk.

In shoveling out your car, please take into consideration the person who may have cleared out the space next to you and not place the snow there or block cars. In the event of a significant accumulation, the Walden's Landing Community Association has made arrangements to have the parking lots plowed. This means, however, there are times when cars may be "plowed in." The contractor is not responsible for plowing out individual spaces.

### **Security**

We request that you keep your front and back porch lights on at night for neighborhood security. If you should hear any unusual noise or suspect that there may be activity going on near Jackson Pond after 10:00 p.m., call Howard County Police and they will investigate.

### **A Word About Jackson Pond**

Though Columbia is mostly known for its three major lakes, Jackson Pond is still a relatively well kept secret. Many people are not aware that it exists. The maintenance of the pond is the responsibility of the Columbia Association. There are fish in the pond and no license is required. Parents are encouraged to teach their children responsible fishing, especially to take care not to leave fish hooks on the grass. Occasionally, the ducks get caught up in fish hooks and are injured. Unfortunately, there is no clear system in which to get them help or medical attention.

The ducks are not to be fed since lake contamination is the result. Spring is an especially nice time with mating and the subsequent births of ducklings. Many, however, die as the result of snapping turtles, animals, and (unfortunately) humans.

Only non-motorized boating is allowed. Swimming and skating/walking on ice are not allowed. The tot lot is the responsibility of the Columbia Association and is used frequently throughout the year. It is not wise to leave young children unattended on the tot lot or near the pond. A picnic table is available for anyone who wants to use it.

### **Pets**

It is a Howard County Ordinance that all pets be leashed and that the owner clean up after them.

### **And Finally**

We are pleased that you chose to live in Walden's Landing. Please help your neighbors by keeping your household a quiet, peaceful place to live. If we haven't answered your questions, please give us a call or send an email.