

4068025-67-2-52

## WALDEN SHORES HOME OWNERS ASSOCIATION



TO: All Walden Shores Residents

DATE: May 21, 2016

We would like to address a few issues we believe to be important to our residents.

Enclosed is a roster of your 2016 Board of Directors. Should any resident have any questions or issues, please contact our Property Manager or a Board Member. We are here to serve you. We encourage all residents to share any ideas, issues affecting their residency or the Association.

We also have a Sunshine Committee that addresses illness requiring residential or hospital care, and the death of a homeowner or unmarried children living in the household, or mother, father, brother, or sister of the homeowners. In the event these situations should occur, please contact the following volunteers:

**CAROL MCLAREN - 239-566-7234 OR LINDA BUTLER - 239--597-9711**

Also enclosed is a copy of the Architectural Review Committee (ARC) Application form. This form is to be used when wanting to make changes to the exterior of your home such as installing driveway pavers, replace driveway concrete, enclose Lanai, install satellite dish, replace windows, or exterior door, install storm shutters, or replace roof etc. Please complete the application form, provide a diagram or pictures of your modification, a contractors quote and submit to a board member or our Property Manager. Your request will be reviewed by the Board and forwarded to the Master ARC for acceptance. This procedure will ensure that our residents are provided the best materials, proper installation and conduciveness to our community. Please do not undertake changes without first obtaining the required approvals.

As you can see our community is well maintained with a good selection of landscaping plants, shrubs, flowers etc. We commend the personnel over the years that were responsible.

On the Lake side, installation of Riprap will continue to curb Lake Erosion. On the Wall side, the hedges are improving privacy from Orange Blossom Traffic. There are still some that have not reached an acceptable height but in due time complete privacy should be attained. We will be trimming the Oak Trees extensively to start to shape them. This should also keep branches from hanging over the roofs, help keep the roofs cleaner, less leaves falling clogging gutters and storm drains and provide more sun to grow grass and the shrubs along the wall. We also remind residents that if you

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install gutters and downspouts along the back of your Villa, please contact us for we will install sod to help eliminate water buildup.

Rather than have a landscape committee, we prefer to have the residents more involved in these issues, problems with maintenance personnel, drainage, tree trimming, irrigation, and any other issues relevant to landscaping. If there are any issues, please contact **Board Member Bruce McLaren. In his absence contact any other Board Member or the Property Manager. We are here for you the resident.**

Relative to Lawn Maintenance etc., we have often met and have a well established understanding with our vendor (Juarez) what is expected of him for lawn, shrub and bush maintenance all around the buildings. The items they are not responsible for maintaining are annuals planted by homeowners.

**We also ask that you not discuss any issues or give directives to the landscaper, for he will not deviate from his regular duties. To expedite your issues we want you to contact the Board.**

**Our goal is to get the residents more involved in Association Activities and communicate with the Board more regularly. You have elected us to do a job, and if we do not communicate, we are not well enough in the know to fix all that may need to be fixed.**

**Lastly, we ask the residents not to block the sidewalks with their vehicles. We have numerous children that ride their bikes, residents pushing a stroller, and elderly using canes or walkers and if the sidewalk is blocked they have to enter the street to continue on. Please pull your vehicles up as far as possible to the garage door and if there is another vehicle parked behind please have it not block the sidewalk. The Master Board is responsible for this type of infraction and will be assessing their agreement with the Sheriffs dept. for enforcement.**

We thank you for your anticipated cooperation and increased communications with your Board of Directors.

Your Walden Shores Board of Directors,

Allen Butler, James Calamari, Joe Gardner, Bruce McLaren and Ken Paa.



# WALDEN SHORES

## HOME OWNERS ASSOCIATION

2016

### BOARD OF DIRECTORS

**PRESIDENT:**

Kenneth Paa  
7022 lone Oak Blvd  
716-359-0851, or 716-836-8369  
e-mail: [rosebud1311@gmail.com](mailto:rosebud1311@gmail.com)  
June to October  
76 Elmleaf Dr.  
Buffalo, NY 14227

**VICE PRESIDENT:**

James Calamari  
6989 Lone Oak Blvd.  
370-2170  
e-mail: [stoml1@aol.com](mailto:stoml1@aol.com)

**SECRETARY/  
TREASURER:**

Allen Butler  
7082 Lone oak Blvd.  
597-9711  
e-mail: [babutler@embarqmail.com](mailto:babutler@embarqmail.com)

**DIRECTOR:**

Joseph Gardner  
7049 Lone Oak Blvd.  
877-1488  
e-mail: [jbgardner@comcast.net](mailto:jbgardner@comcast.net)

**DIRECTOR:**

Bruce McLaren  
6776 Lone Oak Blvd  
H-239-566-7234  
C-239-877-1987  
e-mail: [napleshb@gmail.com](mailto:napleshb@gmail.com)

4068025-67-4-5 2

# WALDEN SHORES HOMEOWNERS ASSOCIATION

## 2016 - 2017 BOARD MEETINGS

HELD IN THE CLUBHOUSE AT 7:00 PM

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JANUARY 12th, 2016

ANNUAL MEETING MARCH 8th, 2016

MAY 10th, 2016

OCTOBER 11th, 2016

NOVEMBER 8th, 2016

JANUARY 10, 2017



WALDEN OAKS HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE (ARC)

REQUEST FOR MODIFICATION OR INSTALLATION

OWNER(S):   
  
Association:   
Address:   
Telephone:   
E-mail:

Either Neighbor have an objection? YES ☐ NO ☐  
Local Association have any Objection? YES ☐ NO ☐  
Owner Signature(s) \_\_\_\_\_  
\_\_\_\_\_  
Date of intended execution  Date submitted

Projected modification or installation (Please use one (1) form per project)  
Add any explanation of justification which will reinforce the request on the reverse of this form

For Association Use Only: Ref. No. \_\_\_\_\_  
Date Received by ARC: \_\_\_\_\_  
Approved on: \_\_\_\_\_  
Vote: \_\_\_\_\_  
Condition(s) precedent (if any): \_\_\_\_\_

Approved  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_  
Not Approved, Reason \_\_\_\_\_

Nothing contained in the above approval shall be construed to represent that alterations to land or buildings in accordance with this request, may violate any of the restrictive covenants nor any of the provisions or building and zoning codes to which the above property is subject. Further, nothing contained herein shall be construed as a waiver or modification of any said restriction.  
The owner(s):  
1. Are responsible for ensuring that all necessary local permits and filing of plans with the building inspector at his office will be accomplished before construction begins.

2. Understand and agree that no work on this request shall commence until written approval of the Architectural Review Committee has been received.
3. Take note that if the Board does not respond to this request within thirty (30) days following scheduled ARC meeting which voted the above approval, it can be assumed that approval has been granted.
4. Agree that this approval becomes null and void, if, without special ARC agreement, it is not executed within thirty (30) days of its transmittal.