



WALTON'S MOUNTAIN NEWSLETTER

Walton's Mountain Homeowners Association
August 2009
E-mail directors@waltonsmountain.org

President's Note

In the past six months your WMHA Board of Directors has been busy with the business of the mountain. Progress has been made in a number of areas but we have a number of problems that have yet to be resolved. This Newsletter discusses some of the successes and some of the difficult issues that still plague us.

If you attended the Annual Meeting in May, you saw a detailed presentation of the WMHA status, how the money is collected, budgeted and spent and a list of areas where we need to improve. The charts from that meeting are on the website <http://waltonsmountain.org>. I encourage you to look at them as they give a good overview of what has been going on.

Bill Lokken

Where Does Our Money Go?

Each year the annual budget is approved by the members and 2009 was no exception. Those who attended the annual meeting saw a detailed financial review. For those who were unable to attend, here

is a summary of what we spend our money on each year – meeting expenses, liability and damage insurance, landscape contractor, flowers, irrigation system maintenance, lighting maintenance, postage, accounting fees, business supplies, printing, business tax, social, electricity, water and website. Naturally these costs increase each year. We generally have a small surplus which goes into the fund for future front entrance improvements (the plan for that was presented at the 2008 annual meeting).

Reserve Funds

WMHA has a small reserve fund for unforeseen emergencies (major damage, lawsuits, etc) and a fund for future front entrance upgrades. Together they total \$23,000. The Board invested this money in a CD that is tailored to our needs....23 months, 3% with a one-time no-penalty withdrawal. We appreciate the help of Louis Sisco in doing this.

WM Facts

Number of lots 102
Completed homes 76
Empty lots 21
Under construction 5

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Huntsville Utilities Lots

The improvements on the 2 Huntsville Utilities lots on the mountain are very slow in coming. We had to stop them in early Spring because they were not following the agreed design. Since then, they have installed water meters on both lots and put a nice driveway on the water tower lot. We push them continually but progress is far too slow. The next step will be electric meters and sprinklers. Then shrubs and grass will come but is likely to take a long time and a lot of prodding.



HSV Utilities workers install the new driveway

Where is our new Video Security System?

The bottom line is that the contractor is beginning work on it now and if there are no more snags, it should be finished in a month. We had to deal with some unexpected problems. Our original contractor (Sharp Communications) dropped out when we asked that they take some responsibility for the quality of his design. We had to seek additional bids and make a new selection. That is finished and the project is moving ahead with Commsec. All of the lot owners have paid the assessment so all the money is in the bank. We all must remember that cameras at the entrance can help deter crime or catch crooks but the best security is still what we do at our homes in using our alarm systems, keeping doors locked and watching each other's backs. Everyone must remain alert and use their own security devices every day. Cars left out are a good target because they often contain small valuable things that are attractions for walk-in thieves.



The system will look something like this

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Yard Signs

The Board is working on a clear sign policy that is reasonable, follows City rules and keeps our mountain looking good. Only real estate and builder signs are allowed and those must be small. Further, they must be 10 ft back from the curb. There are time limits regarding how long signs can be left up. The policy will be completed soon and will be published. In the end, it may take a vote to incorporate it into the Covenants but enforcement of City rules can be done now.

Dog Issues

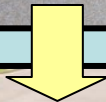
We continue to get complaints that some dogs being walked by their owners are allowed to leave messes on other

resident's yards. It is generally done by dogs that are allowed to run free during the walks. Please watch the dogs closely and pick up after them.

Yard Maintenance

Maintenance of our yards continues to be a major issue. Some yards are causing numerous complaints. The Board has been asked by many residents to take some action within the Bylaws to bring unsightly yards and street trash situations up to the standard of our upscale neighborhood. The Board had hoped such action would not be necessary in a small community like ours. So, consistent with membership requests, the Board will begin issuing letters to owners whose yards don't measure up and if improvements aren't made, will impose fines as the Bylaws allow.

We Got Some Much-Needed Street Repair



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New Neighbor

Scott and Barbara Little have purchased Lot 124 on Spinghouse. They currently live in SE Huntsville and plan to build a home here soon. We welcome them to the mountain.

Thanks to Ken Helton

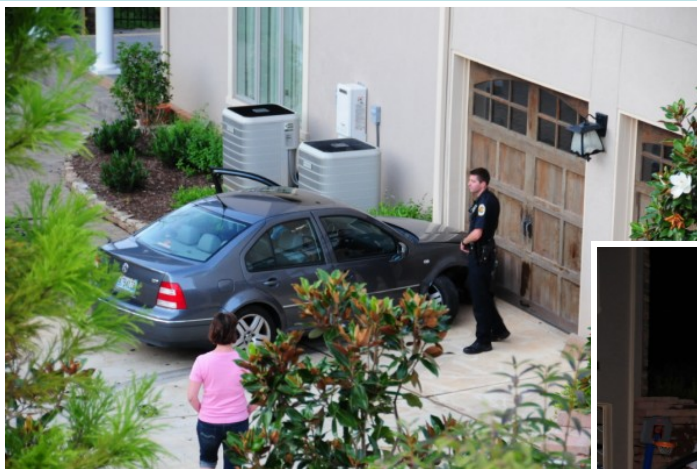
Ken has worked tirelessly with the landscaping at the entrance. He is responsible for the nice flowers and for keeping the landscaping service working hard.

Cars Roll Down Our Hills

On the evening of Friday July 31, an unoccupied car parked on Greco's driveway somehow broke out of Park and rolled into the street. It bounced off the curb in front of the Holland's and then jumped the curb on front of the Williams. It went through the front yard, over a small wall to their driveway and then flew over the 6 ft wall down to the Mailapur's driveway. The crunched front end then caused the car to stop doing only minor damage to the Mailapur house. Jim Williams sent everyone a link to some pictures

The police officer who often comes up here to help, spent the entire evening managing the situation, talking to everyone affected and helping get the car pulled out.

Thankfully no one was hurt and, except for the car, little damage was done. Lesson learned – set the parking brake securely on our hills.



The car just tapped the Mailapur House. Cara Greco looks on.

It was a big operation to get the car up the driveway because it wouldn't roll – it was dragged



**School Is Back in Session and Buses
are on the Mountain**



**Please obey the stop signals
and watch for kids**

Construction on the Mountain is Active



Allyson and Ed Rawlinson have created a tourist attraction with their blue house on Lot 11 on Springhouse



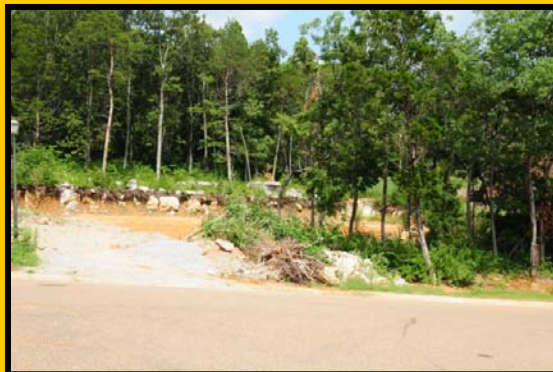
Marie and Gary Lambert have a beautiful house underway on Colewood, Lot 25



Srilatha and Vijay Jampala resumed work on their Springhouse Lot 57 home and rapid progress is being made.



Celeste and Tres Childs are on the final stretch with their wonderful house on Lot 78 at the end of Springhouse



Krista and Roger Gibson are having delays in restarting their construction and residents are hopeful about a new beginning on Springhouse Lot 56

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Spring Family Block Party

May 7, 2009



Party was at Kahn's house



Party was planned by Kim Holland and her committee



Bob Noel & Zaheer Kahn

Everyone had a great time visiting with neighbors



Diane Williams, Sue & Charlie Bonne



Lauren Lokken gets her face painted



Sno Cones for all



Don Stringfellow, Maureen Lokken, Wayne & Lisa Parker



John Greco & Keith Weil



A mile of food

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Question: What is a simple way to beautify our mountain and make it safer?



Pictures taken on a Thursday



Answer: Follow the City ordinances and don't put trash out until Sunday evening & place it on the curb

IT MATTERS HOW YOUR PROPERTY LOOKS

Lawns

- Cut weekly – clippings kept out of street and gutter
- Sharply edged
- Weed free
- Watered regularly
- Hoses out of sight
- Bushes trimmed
- Weeds in gutter cracks removed

Bushes and Beds

- Bushes trimmed regularly
- Beds weed free
- Beds mulched and edged
- Trees shaped
- Watered regularly
- Dead material replaced
- Vegetable gardens in back out of sight

Landscape Lights

- Consistent wired incandescent light fixtures
- Properly maintained

Trash (mostly City Rules)

- Roll cans and recycle boxes out Sunday evening
- Cans and boxes back in by Monday evening or earlier
- Bags and cuttings ON CURB Sunday evening, not earlier
- Clean up remnants Monday
- Don't let stuff blow out of the recycle box

Cars

- In the garage
- Garage door down most of the time
- No storage and junk on driveways

Toys and Equipment

- In the back yard out of sight

Vacant Lots

- Frontsides kept cut and trimmed to treeline

Help keep our property values high

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