



Community Newsletter March 2016



The flowers are blooming and the birds are chirping!!!! It appears that spring is just around the corner!! Many of us take this time of the year to spruce up our homes and yards in anticipation of the enjoyment that warm weather activities can bring.

This is also a great time to look at your property through the eyes of your neighbors and to evaluate if you are in compliance with the Covenants and Restrictions. While many people may think that these “rules” sometimes feel too restrictive, their purpose is to help protect our property values and to maintain the beauty and enjoyment of our neighborhood.

Here is a summary of a recent event that helps to accentuate how these “rules” can help protect us:

A gentleman made an inquiry to the Board regarding the purchase of a property in the community with the intent of moving his family to the community and taking advantage of the large lot to place an outbuilding that would be used as part of his small business. The outbuilding would have been used to keep his work materials and would have included parking four trailers outside depending on what jobs were on the upcoming schedule. The interested party had seen other residences with trailers and wanted to verify that the use would be permitted. By reviewing the existing covenants and restrictions with the interested party, The Board was able to accurately state that this type of activity was not permitted in the community and to avert a potential problem.

Please take the time to review these items and assure that you are in compliance with these restrictions. If you find that your property has some opportunities relative to the covenants and restrictions, this is a great time to tidy things up a bit as you do your spring cleaning. ☺

A complete list of The Articles and Restrictions can be found on the HOA website at <http://www.walnutcreekestates.org/default.html> under the “About” tab. Here you will find information which covers a number of topics including the parking of motor vehicles, boats and trailers. Also included is a full description of which items require review and approval from the Design Review Committee and the Board. Fences, outbuildings, variances and enforcements of these rules are included in these sections.

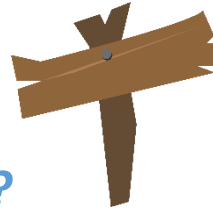
In the meantime, if you have an idea, question or concern as it relates to the Community please feel free to contact the Board members. Below is a list of names and email addresses.

Tom Blackler – President tomblackler@gmail.com Janine Worland – Vice President Janine_worland@rpsins.com
Carlos Conejo - Secretary cmconejo@gmail.com Burton Knip – Parliamentarian bgklok1@msn.com
Ted West – Treasurer antedwest@gmail.com

Have a great spring and we look forward to seeing you in the neighborhood!!



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What's New?

If you have taken a stroll on the community trails or by the lake you will notice several improvements to these areas. Most recent is the re-direct of the Longhorn Trail. The Trails Committee worked hard to re-route these trails due to erosion of the soil and poor drainage in some areas. The new path provides for a scenic, windy stroll through this area. It is the hope that this redirect will allow for some repair and regrowth to the prior trail area.

You will also notice several areas where rock has been placed due to high traffic, water and damage to areas by motorized vehicles. The entry to the lake in particular was an area greatly impacted by this.

Please be mindful of using the trails when it is wet and remember that the lake and trails are for the use and enjoyment of all members of the community. Please also be aware that visitors to the lake and common areas are the responsibility of the homeowner. The individual homeowner will be responsible for any issues or damages that may result from their visitor's actions.

Additionally, entry lighting off 255th has been replaced and trail signs updated. Several community members have also taken the time, initiative and expense to beautify the cul-de-sacs in Phase 3 and Phase 5.

Thank you to all the community members who have spent their time to make these improvements!!

Help Wanted:



If you have extra plantings, plants or bulbs that need to be separated, The HOA would be happy to receive them for planting in the cul-de-sac lots and for use in other common areas of the community. If you would like to contribute or if you have suggestions for beautification of these areas please contact Ted West at anntedwest@gmail.com or on his cellphone: 913-221-6522.