

Summer 2018

Living at.....

Walnut Grove Lake

2018 Fall Dam Party Saturday, October 27

Get ready to dress up and strut your stuff down the red carpet for our annual Fall Dam Party and costume contest. Come enjoy games and candy, food, door prizes, a pumpkin decorating contest, arts and crafts vendors, and a bouncy house! Follow our Facebook page for updates on the fun:

www.facebook.com/events/430223657465793/?ti=cl

Volunteers are needed to make it a success! Email or call me if you're able to help or wish to donate door prizes! Do you have a craft you'd like to sell? Email me for a booth slot!
jessica.nicole.roberts@gmail.com, (901)489-0523.

Jessica Roberts

Message from the Prez

Greetings WGLHA members!

Some big changes are underway for the Walnut Grove Lake Homeowners Association.

Jeanie Velarde, our devoted bookkeeper since 1994, is resigning. We cannot express how much we appreciate all that she has done for our neighborhood over the past 24 years as bookkeeper and the first four years of that as a Board member. See Cindy Conner Burnett's article about Jeanie in this newsletter.

When we started using our current law firm, Dinkelspiel, Rasmussen & Mink, they were amazed that an HOA as large as ours (471 lots) was self-managed. They said they would have recommended that we hire a management firm right away, except that Jeanie and I seemed to be doing a good job.

With the aging of the neighborhood and covenants compliance becoming an increasingly important issue along with Jeanie's departure, self-management by a volunteer board is no longer a reasonable option.

After interviewing some highly recommended organizations, your board selected Keith S. Collins Co., LLC (KCC), the largest HOA management company in the mid-south. KCC manages 235 HOAs, eight of which are lake communities, mostly located in Cordova, Collierville, Germantown, Rossville, Olive Branch and Southaven. KCC has been in business for over 12 years.

Beginning on October 1, KCC will perform the following services:

- Prepare the operating budget
- Maintaining an operating bank account
- Process dues payments including setting up a system for online payments
- Manage our reserve funds
- Pay invoices
- Provide monthly reports to the Board
- Distribute delinquent notices
- Coordinate the filing of civil warrants and liens

- Prepare any requirements relating to any special assessments
- Conduct periodic physical inspections noting any deficiencies such as deferred maintenance or other issues that need to be addressed
- Solicit and negotiate bids for service contracts
- Provide statements for annual dues
- Respond to homeowner requests and complaints
- Monitor compliance and assist in enforcing all rules in our covenants
- Mail violation letters
- Prepare a directory
- Solicit quotes for the HOA's insurance.

Having a professional management company also will allow your volunteer board to focus on improvements in the community and better serving the needs of all residents.

Homeowners will be receiving a letter from KCC soon with full details in regards to their management. Obtaining these professional services will cost \$42 per lot per year. The HOA will absorb the cost until next fiscal year.

The Board of Directors is confident that this is the best step for our community and is looking forward to working with KCC.

-Margie McMillan

Beaver Alert!!

We sometimes see evidence of beavers in the lake and they can do some real damage. Living like we do so near a major wetland area, it's virtually impossible to get rid of them permanently. However, there are things that we can do to protect our trees and shrubs. Beavers seem to find sweet gums, crape myrtles, willow, maple, birch, and poplar trees particularly tasty. It often seems that beavers also prefer any other species of tree that is: a) very expensive, b) perfect in your landscape, or c) certain to fall on your house when chewed!



Surround those that are within 20' - 30' of the lake with ¼" hardware cloth or wire mesh and make sure it is *at least* 36" high (48" is even better). Another way to protect your trees is to paint the trunks with grit paint. This is a mixture of about 4 ounces of mason sand per 1 quart of latex paint. You can have the paint matched to the tree bark. Or you can place a short fence (at least 2 feet tall) along your shoreline for protection. A beaver's security is in the water and they normally do not prefer to walk very far around such obstacles if there are food options that are more easily accessed.

Sea walls or rocks along the shoreline are good deterrents to the beavers. They will swim along a sea wall or shoreline until there is an opening where they can easily come onto the land and proceed to chow down. An opening in a sea wall is a perfect place for them to come ashore. If you have an opening that is there for drainage, you can place a piece of chicken wire in front of it to block beavers from entering there. Check your yard and your neighbor's yard along the lake for openings if you have experienced tree damage lately, and patch the holes.

We have a trapper who periodically traps and removes beavers from the lake. Our trapper is **Charles Harris with Apex Wildlife**. He recently caught one beaver. If you notice any recent beaver damage, call Cecil Norwood, our Lake Committee Chair at 412-2290 and he will see what he can do. Please note, however, that some recent beaver damage was done by a beaver or two that traveled around the lake but did not stay, so those are virtually impossible to catch.

Lake Report

The lake activity has been unusually slow as of late because of the hot temperatures we have had. The fishing has been slow and most successful anglers have had best success early and late. Some good bass were caught in June by a few lucky anglers and good numbers of bream have been caught until the heat stopped the anglers...not the fish! Some tilapia have survived our winter and good sized ones have made their appearance with one even caught at the fishing rodeo. Algae, a common problem at Walnut Grove Lake, seems to not be as bad as in years past. Could this be because of our stocking tilapia? I personally hope so.

We are in the process of retesting our lake water at this time and I will give updated info in our next newsletter.

No recent reports of our arch villain, Justin Beaver, making a nuisance of himself damaging our shrubs, trees, docks etc. Any problems with him or his buddies, call me at 412-2290 and I will contact Apex Wildlife.

Also special thanks to TWRA for the recent geese roundup which was a great success!

As my predecessors have done, I ask that any and all trash be removed from our beautiful lake and that our gutters and drains be kept as clean as possible.

Have a safe and pleasant rest of summer.

-Cecil Norwood, Lake Chair, 412-2290, huntincecil@yahoo.com

This 'N That

Volunteers Needed for Website Maintenance & Newsletter – Due to the resignation of Jeanie Velarde, we need someone to keep our website up to date and someone to help with our newsletter. This involves the placement of the articles and posting it on the website.

Solar Lights - Do you have solar lights in your yard? They don't last very long. Check yours to see if they still work and remove them if they don't.

Garbage Carts – Reminder - please make sure your garbage carts are stored out of sight, as required in our covenants.

Garbage - Considering the change in garbage service that we are currently experiencing, the city has asked us to put as much waste as we can in our garbage carts so as to help prevent any potential backlog of outside-of-the-cart service. Please don't leave little piles of sticks at the street – place them in our garbage cart. When you mow, leave the grass clippings on the grass – it adds valuable nutrients to your soil. If you do collect your grass clippings, don't leave the bag at the street until garbage pick-up day. And remember, it may not be picked up for several weeks! You can place that bag in your garbage cart too. Report issues by calling 311, visiting memphistn.gov/government/311/, or using the 311 app on your smartphone.

Volunteers Needed for Entrance Sign – Volunteers are needed to plant and maintain the garden at our entrance sign on Viking Dr. Please consider volunteering to keep our entrance looking pretty. Email Margie McMillan at Margiesmc@gmail.com if you are interested.

Volunteers Needed for Neighborhood Watch Captains – Sandra McCorry, our Neighborhood Watch Captian for several years has resigned. We need a new captain or captains. Email Margie McMillan at Margiesmc@gmail.com if you are interested.

Goose Roundup – This year's goose roundup, conducted by USDA Wildlife Services, was so successful, all 44 geese were removed from Walnut Grove Lake and relocated to Obion County. This will help keep our dam, pier, and lake water much cleaner.

Patrols – WGLHA has hired a new patrol company – Cavil & Associates. Perhaps you've seen their car driving throughout the neighborhood. It resembles a sheriff's vehicle. Mr. Cavil is a neighbor so he has a vested interest in keeping our neighborhood safe.



July 4th Mailbox Decorating Contest

The mailbox decorating contest was a little earlier than normal this year so we had a smaller turnout than normal. First place went to Pam and Rich Parham at 8401 Bazemore. It was a super creative and well thought out barbecue theme with so many fun little touches! 2nd place went to Steve and Mandi Anderson at 140 W. Viking Drive and had a fun Uncle Sam patriotic theme. 3rd place went to Michael and Andrea Ballard at 84 Viking Cove. They decorated with lots of big bows and USA flair. Funniest went to Ray and Linda Curry's ode to "Justin Beaver" at 150 Val Halla Cove.



There were 5 honorable mentions: Lex and Suzy Ward - 94 W. Viking Drive, Greg and Linda Martel - 155 Val Halla Cove, Romy and Louie Schaaf - 8493 Bergen Cove, Daniel and Lindsey Bird - 8241 Byre Hollow Cove and Teresa May and grandchildren - 8359 Trondheim Court.

I noticed a few more decorated when I went to deliver ribbons and I apologize that they were not included in the judging. As always, I will be looking forward to next year's WGL 4th of July celebration!

-Cydney Cunningham



Romy and Louie Schaaf - 8493 Bergen Cove



Teresa May and grandchildren - 8359 Trondheim

July 4th Fishing Rodeo June 30, 2018 Recap

A beautiful Saturday morning greeted 52 anglers at the annual Walnut Grove Lake Homeowners Assn. July 4th Fishing Rodeo. As the morning wore on, it became quite warm. However, all of the anglers enjoyed time on the water. A heart felt appreciation to all the parents and grandparents who brought kids out to fish. They are our future in the fishing world. It was heartwarming to see a little boy catch his first fish that morning. He was thrilled! I asked him if he likes to fish and he said he is now hooked on fishing.

Due to the warm weather and a light east wind, fishing was a little slow for all. However all that caught fish were happy for the morning. Even better was that no one went home empty handed because of the gift bags and door prizes that everyone received.

This year, prizes were awarded for: **Most Bass** (under 14 inches) – Adult: Danny Alexander (10); Under 12: Luke Swearingen (2); **Most Fish** - Boy Under 12: Drew Henderson (7), Girl Under 12: Kenley Henderson (9); Overall: Armando Velarde (15); and **Largest Catfish** – no one caught a catfish. The grand prize winner who won a fishing tackle package worth over \$400 and a fishing lesson from Ron Wong on Walnut Grove Lake was Wayne Fewell.

This fishing rodeo cannot be held if not for some wonderful volunteers and businesses that provided products. Thanks to those businesses that helped with this great event: Strike King Lure Company, Lew's Fishing, Charlie Brewer Slider Company, Bass Pro Shops at Macon Road, Sportsmans Warehouse, Lake Fork Tackle Company, Costa Sunglasses, Peanut Craft Lures, and Gene Larew/Bobby Garland Lure Company. Until next year, always remember to practice good water safety and enjoy your fishing outings.

-Ron Wong



Boat Parade Recap

With over 20 water worthy vessels participating, the WGLHA Annual 4th of July Boat parade was a huge success. We were honored to have the following judges, Jeanie Velarde, Boo Mitchell, owner of Royal Studios, Rep. Dwayne Thompson and Memphis Mayor Jim Strickland. Thank you to Dottie and Thara Burana for their gracious hospitality and for allowing the judges to perform their respected duties at their home.

-Pam Parham



Grand Champion
James & Sally Logan



Boo Mitchell, State Rep. Dwayne Thompson, Mayor Strickland, Jeanie Velarde



Best Self Propelled Boat
Sharon Fewell



Best Kids' Boat
Jane Hanafin

Honorable Mentions:

- Best Throwing Arm—Wayne & Edna Gaia (they threw their bribes so far they actually knocked over drinks on the judges' table!)
- Best Floating Sports Car—Richard and Margaret Strickland's "Corvette"
- Best Use of Wildlife—Ray and Linda Curry and Justin Beaver
- Unique Canoe—Greg and Linda Martel



Best Decorated
JC & Michelle Faircloth



Most Spirited—Margie and Sid McMillan



**Best Music
Jane Raymond**



**Most Patriotic
John Yobak**



**Richard & Margaret
Strickland**



**Best Bribe
Mark and Lana Sams**



Wayne & Edna Gaia

Boat for Sale

97 Eldebo - refurbished boat, however, motor needs to be replaced. Battery, seats and charger are all in very good condition.

\$1,250 obo
351-6147



Greg & Linda Martel

Jeanie Velarde

Gutsy. It's a word Jeanie Velarde uses to describe the Walnut Grove Lake Homeowners Association Board of Directors. And she should know. Jeanie has been associated with the Board for more than a quarter of a century, for 24 years as bookkeeper, the first four years as a Board member as well. But gutsy is also a good word to describe Jeanie who's currently battling myelodysplasia, a disorder that prevents blood cells from forming normally, with determination and an upbeat attitude.

The rigors of chemotherapy and preparation for a bone marrow transplant have caused the talented quilter and busy grandmother to cut back on some activities. As a result, she recently turned in her resignation to the Board.

"As far as I'm concerned, she's been the rock of the Homeowners Association," said current Board president Margie McMillan. "She's made my job infinitely easier. I couldn't have done it without her." Former Board treasurer Jane Raymond added, "I was always impressed by her dedication to the neighborhood. She responded to requests for information quickly and handled those few cranky neighbors with grace."

A resident of WGL since 1986 when she and her husband, Armando, moved to Memphis from Houston, Texas as newlyweds, Jeanie was attracted to the neighborhood from the first time she saw it.

"We loved the lake, the hills and trees and curvy streets, but assumed these were million dollar homes and we couldn't afford them," she recalled. Fortunately her realtor knew better and showed the couple a home on a quiet cove with a secluded backyard that met their needs. "We loved the neighborhood then and we love it now," she said.

The couple was busy settling in and didn't get involved in the neighborhood immediately. "We read the newsletter and went to the civic association meetings but that was about all," Jeanie said. But in 1994 when volunteers were needed to help compile the neighborhood directory, things changed. "I raised my hand and forgot how to say no," she said.

At the time, what is now the Board was a civic organization and the developers still were responsible for management of the subdivision.

During Jeanie's association with the Board, the group took over management of the neighborhood from the developers, renewed a lapsed corporate charter, dealt with embezzlement by a Board member, fought construction of a proposed mall development, worked with Lloyd Lovitt to dredge the lake, battled Hope when they requested a zoning variance to build a structure the Board thought would be detrimental to the neighborhood, rebuilt the spillway, and rewrote the neighborhood covenants. They also oversaw the addition of a new section of homes to the association and numerous improvements in the appearance of the area as well as new activities such as the fall Dam Party and Easter Egg Hunt.

As the association has grown, so have Jeanie's duties. "I not only send out and pay bills, I help put up signs, work on the newsletter and website, write letters, handle the association phone line, work with the president on covenant violations, work with our attorney to prepare liens for non-payment of dues and whatever else is needed."

Because of her years as a resident she also serves as the resident historian and uses her skills as a seamstress to make elaborate ribbons for the winners in the various neighborhood contests such as the boat parade, holiday lighting contest and mailbox decorating competition. In addition, she and her husband oversee a neighborhood Little Library they built in their front yard.

"The more you volunteer, the more you get to know your neighbors and feel a part of your neighborhood," Jeanie said. "It just makes your experience here so much better. I've loved doing it and being a part of making this neighborhood a great place to live."



Cindy Conner Burnett

2018 Annual Dues

Don't forget! Your dues were due June 1. If we haven't received your payment by September 30 and you haven't arranged for a payment plan and made at least a partial payment, you WILL be turned over for collection and you will be charged late fees and attorney fees. Your payment must be received, not just post-marked in the mail. You can mail your payment to WGLHA, PO Box 1450, Cordova, TN 38088, or deliver it to Jeanie Velarde at 8497 Bergen Cove. Call first to be sure someone is home (754-2146). Don't leave your check in the mailbox, twice the mailman has picked up payments left there.

Upcoming Events Mark Your Calendar!

Dam Party

Saturday, October 27

Holiday Lights Decorating Contest

Friday, December 14 – street lights

Saturday, December 15 – lakeside.

Categories will be: Best Traditional, Best Use of Landscape, Most Unique, and Best Front Porch/Door.

2018-19 Board of Directors

Margie McMillan, President
569-9487

margiesmc@gmail.com

Jessica Roberts, 1st VP
489-0523

Dave Fearn, 2nd VP
412-8193

Romy Schaaf, Secretary
359-7821

Clif Cunningham, Treasurer
238-5542

Ralph Scatamacchia, Alternate

Cecil Norwood
Lake Committee Chairman
412-2290

Jeanie Velarde
Newsletter and Website
754-2146 wglha@wglha.com

Please note that board member and Secretary Pam Parham has moved from the neighborhood, and Romy Schaaf has taken her place.

Welcome New Neighbors!

Michael Colabufo

8402 Trondheim Drive

Jessica DeVois

47 Viking

James & Patricia Hardaway

93 Viking Cove

Christopher & Billy Guynes

8401 Bazemore

Mike Hardin

379 Sherburne Cove

Ryan Hughes

371 Sherburne Cove

Austin & Danielle Murai

8312 Trondheim Court

Elizabeth Sellhorn

199 Ericson

Raghavendran Srinivasan

8482 Trondheim Drive

Beverly Stoughton

75 W.Viking Drive

Kim Taylor & Walter Wilkie

8437 Bazemore Road

Ryan Thompson

8251 Byre Hollow Cove

Helpful Phone Numbers:

Police: 545-COPS – call this number if you see anything suspicious

Police - Appling Farms Station: 636-4400

Citizens Service Center: 576-6500 - Report code violations such as overgrown yards and debris. All complaints are kept confidential.

Report street lights out: 320-1498 (Get the ID number from the light pole.)

Storm water drain hotline: 529-0237 – to report dumping in streets or storm drains

MLGW: 544-MLGW for power outage, wires down, leaking water mains, gas leaks

Memphis Solid Waste Management: 576-6851 to request a trash pickup

Apex Wildlife (our current beaver trapper): 484-5560

Lawns and Gardens of the Month



June Lawn—Carl & Elizabeth Wiegant— 8379 Bergen



June Garden—Lynn & Sandra McCorry, 347 Ericson



July Lawn—Ransom & Parris Edwards, 162 Leif



July Garden—Dave & Debbie Coletta, 100 Ericson



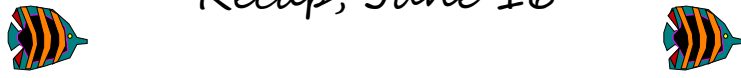
August Lawn—Barry & Liz Gilmore, 120 Viking



August Garden—Robert & Lucia Colbert, 8397 Bergen



Lake Learning Day Recap, June 16



All had a great time at Lake Day learning about the natural beauty that makes up our neighborhood. We made bird feeders and terrariums to take home, observed insects and frogs, and even little microbes under the microscope. We discovered what happens to rain water in our storm drains. We learned all the types of fish that inhabit our lake, went fishing, and caught bream!

For more lake learning fun look for our Lake Booth at the Fall Dam Party!



The Dredge Report

The Dredge Committee is currently on summer hiatus but will be meeting again in September.

Upcoming WGLHA Maintenance Projects
August – September

Simpson Park:

- Deck replacement on the dock.
- New boat platform add-on to existing dock.
- New stairs.
- Pressure wash / paint wooden benches.

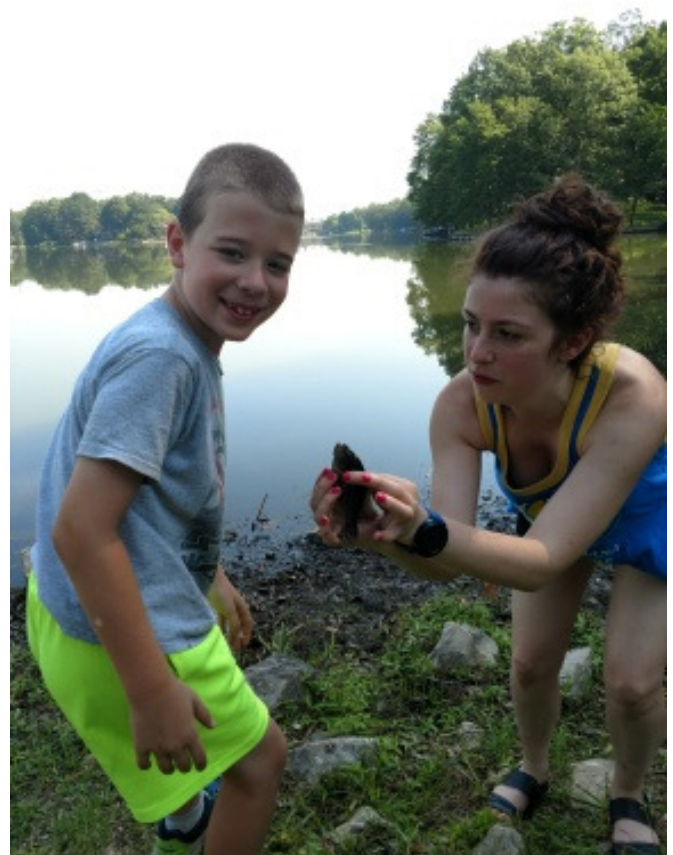
Dam/Pier:

- Pressure wash and seal deck, including select wood replacement.
- Pressure wash and seal picnic bench.
- Pressure wash / paint wooden benches.

Little Park/Viking:

- Pressure wash / paint wooden benches.

-Dave Fearn



Fishing Report

Deep summer is the absolute slowest time of the year for fishing. It is often called the "Dog Days" for some unknown reason. Nevertheless, if you go out early (crack of dawn early) I am sure you can have a good chance of catching a few bass. I caught a two-pound bass under Margie's pier the other morning. A seven pound plus bass was caught proving that there are some big bass in the lake.

On another note, the copper-nosed bluegills that were stocked have grown substantially. I caught one on a bass lure and it was almost a pound. In talking to a gentleman who was fly fishing I was told that he has caught many of them and they were all quite large. In addition, I have noticed quite a few minnows around my pier that had the wide shape of a bluegill. A female copper-nosed bluegill lays about 80,000 eggs per year. If they survive they should be a sustainable resource for both the bass and the fishing population.

Bob Marchini, Lake Committee Chair Emeritus



To advertise in the WGLHA newsletter - personal classified ads are free. Business ads, approximately business card size, \$10 per newsletter issue. Send your ads (text and / or .jpg files) to wglha@wglha.com. Newsletters are published in February, May, August and November.

First Class

WGLHA
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