

Frequently Asked Questions

Community Involvement

How Can I Get More Involved in The Neighborhood?
What types of meetings are there?
How do I Find Out When Meetings are Happening?

Property Improvement Related

I Want to Make Some Improvements to My Property, What Do I Need to Do?
What is Firewise and why should I get my home reviewed?

Communications

What is Walden Woods News?
Why isn't my Walden Woods News Article Posted?
How do I sign up for emergency and other alerts?

Association Governance

Why Do We Have An HOA? (Draft)
Where Do I Find WWHOA Policies and Rules?
How Do I Add or Change a Policy or Rule?

Billing and Utility Issues

How much are the Association Dues?
How Do I Pay My Association Dues Bill?
Who Do I Contact Regarding Water Supply or Billing Issues?
What Are My Internet Options?

Community Involvement

How Can I Get More Involved in The Neighborhood?

Walden Woods Homeowners Association (WWHOA) is a volunteer-run association so we have ample ways to get involved that will fit your schedule and skillset. We encourage and welcome you to come forward and volunteer to support your neighborhood. It's a great way to meet your neighbors and get to know your community.

We also invite you to attend board and working meetings or join a committee to make a difference.

What types of meetings are there?

Regular Board of Directors meetings are typically on the second Thursday of the month at 7:00PM and address association business (e.g., operations, plans, and issues). These meetings are currently held in person at the Granite Bay Library with an option to attend via Zoom unless otherwise noted. Members and residents may attend, but only members may address the Board and only during Open Forum or when the board solicits member input.

Working meetings are typically on the fourth Thursday of the month at 7:00PM and focus on one of more specific topics. These meetings are typically held in person at the Granite Bay Library with an option to attend via Zoom unless otherwise noted. The format is more of a discussion between the board and members to work out solutions on issues that affect the members. Examples include policy changes, proposed events or other activities, and neighborhood-wide issues.

Town Hall meetings are held on an as needed basis when a significant number of lots have expressed concern about a proposed policy change or other issue. The percentage is determined by the total number of lots responding with a specific concern in an association survey or have submitted a complaint form on the matter.

Architectural Committee meetings are typically held monthly at a committee member's home. They review Property Improvement Applications and possible architectural policy changes.

Other Committee meetings are held as needed. They are for the members of the committee to plan an upcoming event/activity or other committee issues. Board members may attend, but no more than 2 may discuss association matters.

How do I Find Out When Meetings are Happening?

WWHOA board meetings occur regularly on the second Wednesday or Thursday of the month. Working meetings occur on the fourth Wednesday or Thursday of the month. Other meetings occur as needed. The official notice of any meeting and its agenda is posted on this website (wwhoagb.org) in the Events Section. By clicking on the agenda link, you will be presented with the agenda as well as the Zoom link to the meeting. The agenda also indicates the type of meeting: via video conference (Zoom) and/or physical location.

Property Improvement Related

I Want to Make Some Improvements to My Property, What Do I Need to Do?

To maintain neighborhood standards that improve quality of life as well as property values, nearly all outside buildings, structures, and property improvements need prior approval prior to making the change. We have an Architectural Review committee that approves external improvements.

Before embarking on a project, we suggest you familiarize yourself with the [Architectural Policies, Procedures, & Rules](#) manual amended 7/12/2023. It describes the various standards for each type of improvement and the procedure for submitting a Property Improvement Application (PIA). The CC&Rs are also important, especially, pages 25-29. These documents may be found in the red binder, if you received one when you purchased your home. For your convenience, the latest version may always be found on the WWHOA website (wwhoagb.org) and your EasyHoa Portal in the **Governing Documents** and **Architectural Review** sections.

The committee will make every effort to consider, review and decide on each Property Improvement Application (PIA) in a timely manner, but some projects, such as a pool install, will take more time to

review. Our CC&Rs allow the committee **30 days for review** and under most circumstances our review and decisions are much quicker; but, please give us enough lead time for the committee to meet and consider your project.

A PIA form may be found in the back of the Architectural manual noted above and on the WW Website (wwhoagb.org), in the **Documents/Forms** section. If you wish to submit your application and most plans and specifications electronically, you will need to first submit the **Electronic Delivery and Receipt Agreement** found in the **Forms** folder. For your convenience, a fill-in-able version of the form may be downloaded from there as well.

The WWHOA ARC is here to help and should you have any questions concerning your upcoming project please contact the Architectural Committee (ARC) Chair (arc@waldenwoods.org) or refer to the paper WWHOA Directory for name and phone number of current ARC Chair.

What is Firewise and why should I get my home reviewed?

Firewise is all about learning to live more safely within fire-prone areas, and the more residents embrace Firewise methods, the better we will all fare in a fire event due to reduced fuel.

You should absolutely get a free, voluntary Firewise inspection to give your ideas on how you could be better prepared for fire season. While many of the tips may seem common sense, like keeping leaves off your roof, you may be surprised by some of the flammable plants you may want to avoid in your yard.

For more information visit the Firewise area on our website.

Communications

What is Walden Woods News?

Walden Woods News is a service provided by WWHOA to facilitate the sharing of information between the association, owners, and residents of Walden Woods. It uses Google Groups to distribute the information to registered users. See [WWHOA News Guidelines](#) for information about the process and content of messages. To change your email, send your request to records@waldenwoods.org.

Why isn't my Walden Woods News Article Posted?

All articles are reviewed by a board member prior to posting. If you do not see your post or it is time-sensitive, call the WWHOA President or VP to alert them (see paper WWHOA directory for name and phone numbers of current board members). In some cases, the content does not meet our WWHOA News Guidelines. Check your email for possible comments or direction.

How Do I Sign Up for Emergency and Other Alerts?

There are numerous emergency alert systems available to Placer County Residents. The document [Alert Services Around Walden Woods](#) lists these as well as other local newsletters available to you.

Association Governance

Why Do We Have an HOA?

A homeowner's association (HOA) is a legal entity that governs a community. An HOA is required to take care of maintenance and repairs of our shared common areas. As an HOA we have to operate within CA statutes to support the association, enforce regulations, and collect assessments from homeowners.

Where Do I Find WWHOA Policies and Rules?

The latest version of each WWHOA Governing Documents and **Policies-Rules-Procedures** is online on the Walden Woods HOA's Website (wwhoagb.org). Hard copy documents may have been provided to you during escrow (in a red binder) and you may request an updated hard copy by emailing waldenwoods#easyhoa.mail and providing the name of the document.

How Do I Add or Change a Policy or Rule?

The document [How to Effect Change in Walden Woods](#) describes several ways to effect change in Walden Woods. For policies and rules, in addition to explaining the need for the change, it's most helpful to send a marked-up copy of an existing rule or policy showing your preferred changes or a draft of a new policy or rule. This ensures the board understands exactly how you think the change should be implemented.

Billing and Utility Issues

How much are the Association Dues?

The 2025 WWHOA Dues are comprised of a regular assessment to all lots within Walden Woods. In late November, a notice of the dues for the next year is sent to all lots. Assessment payments may be paid as follows:

Payment	Period	Amount	Due Date
Full Year	Jan 1 - Dec 31	\$600	Mar 1
1st Half	Jan 1 - Jun 30	\$300	Mar 1
2nd Half	Jul 1 - Dec 31	\$300	Sep 1

How Do I Pay My Association Dues Bill?

Please do not pay your dues before Jan 1 of the year in which they are due.

You may pay your dues by one of the following methods:

Payment Type	Via	to	Notes
ACH Payment from your bank account.	Electronic Invoice emailed to you from QuickBooks/EasyHOA	QuickBooks for 2025, EasyHOA thereafter	
Check	Bill Pay set up through your bank.	WWHOA Treasurer, PO Box 2746, Granite Bay, CA 95746	To ensure we receive your check by the due date, we recommend following the time frame needed by your bank to issue the check.
Check or Money Order	USPS	WWHOA Treasurer, PO Box 2746, Granite Bay, CA 95746	
Check or Money Order	Personal Delivery	Treasurer's Assistant	See the November bill or contact the WWHOA Treasurer for delivery instructions.

Who Do I Contact Regarding Water Supply or Billing Issues?

See the paper WWHOA directory page 2 for contact information.

For homes in:	Contact:
Woodrock Area (Lots 103.01-103.22)	Placer County Water Agency (PCWA)
Walden Woods Lots 001-102	Folsom Lake Mutual Water Company (FLMWC) President@flmwc.org

What Are My Internet Options?

Internet options in Walden Woods vary by lot, as some services are only available for some lots.

- Cable - Astound (Wave Broadband wavebroadband.com) is limited to:
 - Woodrock section of Walden Woods (Lots 103.01-103.22)
 - Boulder Road (Lots 86 and 87)
 - Some lots adjacent to these lots and the Lakeview Hills neighborhood¹
- DSL - AT&T (att.com) all Walden Woods lots have this option, but speeds vary based on distance from the front entrance and line quality

- WISP (wireless internet service provider) This depends on your lot line-of-site to a broadcast point.
 - Cal.Net
 - Zeta Broadband (zetabroadband.com)
- Satellite
- Variety of mobile carriers including:
 - Verizon
 - T-Mobile
 - AT&T

¹ You need to make arrangements with a neighbor who has cable access to create a parallel connection to your lot. See the Wave Broadband map in the Members Only section of the Resource Center on the Walden Woods website.

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