Happy New Year !

**2023** **Association News at Walnut Island Estates 2024**

**Welcome to New Owners! :** This year thirty-eight (38) new owners were welcomed into our sound side community. Seventeen (17) have

Become Association members. Thanks to all for your support.

**Property Values!** Walnut Island property sales are on the rise. In 2023 undeveloped Lots sold at $50K to 95K. Walnut Island home prices hit new highs. Home sales ranged from $250K to $680K.

**2023 Accomplishments:** A busy year came to an end with lots of progress and many challenges. 1. New signs are at the entrance to Walnut Island and at the entrances to all private streets. 2. The Assn. members’ clubhouse and shelter have a new roof. 3. The prior grass centers of seven courts are now paved to better accommodate fire and rescue vehicles, commercial vans & private owner vehicles with trailers.

**2024 Plans:** 1. To complete paving at the two remaining courts. 2. To install five new no wake signs. 3. To update clubhouse equipment, fixtures, and landscaping. 4.The Yard of the month awards program will continue from May through September. 5. Spring and fall cleanups are planned. Dates for April and October will be announced. Large containers will be available for large discards, appliances, and furniture.

**Community News! 1.** A Town Home community with over 40 units is planned for the property west of the canal at Holly Crescent. 2. A new Royal Farms fuel and convenience store is located at the entrance of Walnut Island Blvd. 3. A new and expanded Hardees is now open. Hardees and Royal Farms are accessible to Golf carts from Walnut Island Boulevard.

**Fun Times**! Walnut Island Pontoons, wave riders & boaters meet in Dowdy Bay swimming hole at Barry’s Motel/Restaurant on weekends.

Memorial, Independence, and Labor Day are special times at Walnut Island. There’s Golf cart parades, biker weekends, and lots of swimming, fishing, boating, kayaking, and partying.

Meet new friends and old neighbors at Walnut Island.

**Forging Walnut Island’s Future**

The Audubon Sanctuary Director has invited Walnut Island Association to participate in the Marsh Island Restoration project. Silt deposits removed from selected Walnut Island canals to be used to elevate and stabilize Marsh Island. Walnut Island would benefit by the added protection from storms and increased water levels It is probable that the elevated marsh will attract more migrating birds.

**Owner Expressed Concerns**

Association members have expressed interest in the need to address two major unresolved issues.

1. Funding for future canal and inland waterway maintenance.
2. Reorganization to include membership for all Walnut Island property owners.

Owners are invited to submit opinions, & recommendations, or to comment on these and other issues at WIPOA’s website, and at monthly meetings held on the 2nd Saturday of each month from 9 to 10am. The annual general meeting for election of officers is scheduled for 11 May.

Your Officers and Directors wish all a Great New Year!

Sincerely,

Don Raymond, President