

# Walden Newsletter

June – July 2026

Issue 26

Welcome to the 26<sup>th</sup> edition of the Walden Newsletter. We invite you to contribute content to help ensure that this newsletter is by, for, and about Walden residents. Copies of the Walden Newsletter are on the web at: [Walden Neighborhood](http://WaldenNeighborhood.com) (WaldenNeighborhood.com) on the home page.

## HAVE INTERESTING CONTENT?

Please share your thoughts, something interesting, a photo, or whatever you'd like for our next issue. Your input will be a unique contribution for our readers! Submit information via email to: [ronjude22@comcast.net](mailto:ronjude22@comcast.net).

## New Community Manager:

Welcome Keith Bentzel, our new CAMCO Community Manager for Walden at 104 Walden Way with regular hours from 8:00 AM to 4:00 PM Mondays, Wednesdays, & Fridays. Check out the article introducing Keith on page 3.

## Walden Community Contacts

Walden Website: <https://waldenneighborhood.com/>

Resident Portal/Pay Dues: <https://portal.camcomgmt.com/login>

Community Managers: CAMCO [www.camcomgmt.com](http://www.camcomgmt.com)

Sr. Community Mgr. Keith Bentzel: [kbentzel@camcomgmt.com](mailto:kbentzel@camcomgmt.com)

Resident Coordinator: Nirma Alvarado-Vazquez:

[nalvarado-Vazquez@camcomgmt.com](mailto:nalvarado-Vazquez@camcomgmt.com)

Questions about Accounts: Angelica Madenancil

[amedenacil@camcomgmt.com](mailto:amedenacil@camcomgmt.com) Lou

CAMCO Office Contact #: 717-824-3071

Community Emergency #: 717-824-3071, Option 2

Walden emails are sent from: [communicate@camcomgmt.com](mailto:communicate@camcomgmt.com).

Please add this address to your email contacts to stay informed.

CAMCO will now be on site in Walden on Monday, Wednesday and Friday (8AM to 4PM). Be sure to email Keith Betzel ([kbentzel@camcomgmt.com](mailto:kbentzel@camcomgmt.com)) for an appointment as needed, as he has other duties, including inspections and vendors on site.

## WALDEN NEIGHBORHOOD ASSOCIATION UPCOMING 2026 MEETING DATES:

June 25, 2026; July -No Meeting; August 27, 2026; September 24, 2026

NOTE: The Board has voted that as of October, 2025 the work session will now be part of the general meeting to begin at 6:00pm in Walden Hall.

To speak at an HOA Board meeting, email Keith Bentzel at least one week prior to the meeting date requesting to be heard at that meeting. ([kbentzel@camcomgmt.com](mailto:kbentzel@camcomgmt.com))

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## WALDEN CROSSROADS COMMITTEE

The Crossroads Committee is seeking help to bring great new things to the Walden Crossroads area. To help, please contact Stacey New by emailing: [staceynew214@gmail.com](mailto:staceynew214@gmail.com). Look what we just brought to Walden. WOW!

**Attention Gardening Enthusiasts! WOW!**



Wow Window Boxes of Central PA comes to The Crossroads at Walden! Dave and his team recently planted the first of our seasonal plantings at the corner of Walden Way and Bryant Street. Wow Window Boxes makes customized plant arrangements for both

business and residential customers. They even have self-watering systems for maintenance free gorgeous plants all season long planted in their custom made window boxes and planters. Contact them at [info.Harrisburg@wowwindowboxes.com](mailto:info.Harrisburg@wowwindowboxes.com) or call 717-370-9693. Ask about their spectacular holiday displays!

## MEET 'N TWEET: THE BALD EAGLE

- by Taylor Burton

It's almost America's 250th birthday! We're celebrating by shining the spotlight on our national symbol: the Bald Eagle! *Fun fact:* Not everyone wanted this majestic bird to represent our country. Benjamin Franklin called the Bald Eagle a bird of "bad moral character" and preferred the wild turkey. He was overruled.



Bald Eagles are known for their iconic white-feathered heads. Though they look intimidating, they don't sound it. Their call is a series of thin, whistling chirps that sound almost seagull-like. That epic scream you

often associate with eagles actually belongs to the red-tailed hawk. Movies and commercials often overlay the hawk cry with the image of an eagle because it's much more dramatic.

Male and female Bald Eagles appear the same as far as plumage, while juveniles are completely brown. Females can have up to an 8-foot wingspan while the smaller male comes in at around 6-foot. This is to help the female with defending the nest and incubation, while the male focuses on hunting. These lovebirds mate for life after an impressive aerial courtship display in which they lock talons and free fall!

Eagles primarily eat fish, but they won't say no to small mammals. They also won't say no to stealing from other birds, particularly ospreys! They turn into aerial pirates, harassing other raptors mid-air until they drop their catch.

Bald Eagles were once on the brink of extinction due to DDT pesticides. After a ban and conservation efforts, they made a huge recovery and were removed from the endangered species list. Sightings in Pennsylvania have become increasingly common over the years thanks to this! Despite our founding father's complaints, the Bald Eagle is a true representation of strength, freedom, and resilience, especially given its comeback story.

Bald Eagles can occasionally be sighted in Walden as they soar towards the Conodoguinet or the Susquehanna. They're unmistakable with their bright white head and tail feathers. Just keep an eye on the sky and you never know when you might spot our nation's symbol!





# SILVER SPRING TOWNSHIP NEWS

- by Jake Walter

Since we are in the middle of construction season, there are only a few updates from the Township relevant to Waldeners.

First, you may have seen (or will soon see) changes to the traffic light at Woods Drive and 114. The township is installing new equipment there under a grant program from the State called “Green Light Go”. There is a 6/30 meeting on the Woods drive/114 intersection (follow-up to the May meeting).

Due to several issues, the tax collector has been replaced (it is going back to Deb Bashore-Weist through the end of the year).

Next, in addition to the obvious work at the park there were some elements that may not be obvious to residents yet. First, the township is putting in an *emergency* access road between the fire station and the neighborhood to improve response time. They are working with the HOA board on this to ensure it integrates into the community. Second, they got a small grant to install some tables and minor infrastructure in the park.

*Chill at the Mill*, a concert with music by Riverside Collective and food by Shake 'Em Up Mobile Kitchen and The Sugar Shack will be hosted at Willow Mill Park on Fri. June 26<sup>th</sup>. More info is available at the event page: <https://www.facebook.com/events/willow-mill-park/chill-at-the-mill/2127159541410979/>.

There are still available slots for the July Playground program for 1<sup>st</sup> through 6<sup>th</sup> graders. Other local classes offered by the Park District include:

- Pickleball (both open sessions and how to play)
- Strength and aerobic classes (including yoga, Pilates, dancercise, and other classes)
- Youth volleyball clinics and adult volleyball pick-up games

You can sign up for these programs at:

<https://silverspringrec.recdesk.com/Community/Program>.



## MEET WALDEN’S NEW PROPERTY MANAGER

Walden Neighborhood Association is pleased to introduce its new community manager, Keith Bentzel, who brings nearly three decades of hands-on experience in real estate and property management to the role.



A lifelong resident of south central Pennsylvania, Keith developed an early interest in property management, inspired in part by his father’s work in the maintenance field. He attended Milton Hershey School before completing his high school education at Dauphin County Technical School, where he focused on building construction and maintenance, laying the foundation for a career centered on how properties function, evolve, and serve their communities. While still in high school, Keith took a decisive step toward his future by interning with Cynwyd Investments, working alongside an experienced property manager. He also pursued coursework through the International Council of Shopping Centers, gaining exposure to the complexities of commercial and residential property operations. Following graduation, he entered the field of property management and continued his professional development through studies with Allied School of Real Estate, the National Home Builders Association, and the Institute of Real Estate Management.

His experience spans a wide range of property types, including single-family and multi-family residential communities, mixed-use developments, mobile home parks, self-storage facilities, and even industrial parks. At one point, he owned and managed a personal portfolio of approximately 100 units—an experience that further deepened his understanding of both the operational and financial sides of property management.

Nearly 27 years into his career, he continues to find energy in improving properties, identifying efficiencies, and creating meaningful savings and enhancements for communities. Now, as manager of the Walden Neighborhood Association representing CAMCO Management, he is eager to bring that same commitment and perspective to Walden.

“I’m excited to be part of the Walden community,” said Keith. “I’ve already had the opportunity to meet many residents, and I look forward to continuing those conversations and finding ways to support the community’s goals. I believe the future of Walden is strong.”



# LIVING IN WALDEN

- by Kathy Pape

## Some Walden Landscaping Rules

Residents in Walden are subject to several landscaping rules. While the Walden Neighborhood Association (WNA) has responsibility for landscaping on townhouse properties, most of the rules apply to both single family homes and townhouses. The rules can be grouped as: maintenance obligations, plant and lawn care, tree and shrub policies and approval requirements for landscaping changes. This article is one in a series to summarize rules and policies applicable to residents of Walden. For a more detailed explanation of landscaping rules, please see <https://waldenneighborhood.com/important-documents>.

### 1. Maintenance Obligations

Owners of single-family homes are responsible for all trimming, weeding and fertilization of trees, shrubs and planting beds. WNA assumes this responsibility for townhouses.

### 2. Lawn Care Requirements

Grass must not exceed 4” in height.

### 3. Tree and Shrub Policies

Dead or removed trees/shrubs must be replaced by the single family homeowner, and Walden NA will do so for townhouses.

### 4. Plant Restrictions and Guidelines

- a. Gardens must be maintained free of unsightly weeds and dead plants with no soil erosion. Gardens over 300 sq. ft., at both single family homes and townhouses, require approval as an architecturally controlled improvement.
- b. Hedges in the front of properties must be maintained at a height of 36-60”.
- c. Black mulch is the approved color.

Visual barriers require approval, regardless of whether a home is single family or a townhouse.

### 5. Approval Requirements for Landscaping Changes

At both single family and townhouses any significant landscaping change, including but not limited to fences, hedges, gardens over 300 sq. ft., patios, decks, ponds and play equipment, requires prior approval from the Neighborhood Appearance Control Board (NACB).

### 6. Prohibited Items and Practices

- a. Storage Facilities (sheds) are not permitted.
- b. Loose gravel patios are not permitted; only certain hardscape materials are allowed for patios.
- c. No permanent or fixed fire pit structures unless approved.
- d. No fence, hedge or mass planting acting as a visual barrier may be installed without approval.

### 7. Enforcement

Failure to maintain landscaping or obtain required approvals can result in a \$75.00 fine per occurrence, with higher fines for repeated violations.



# WALDEN GUYS SURVIVES!

- by Jack Powell

The founder of “Walden Guys”, Jack Powell, wants you to know that they are still going strong! “Sophia heard about the closing of IDEA and agreed to furnish cups, coffee, hot water, creamer, sweeteners, etc. each week and to clean up afterward. For the past few months, in thanks to Sophia’s generosity and opening her dining room up 2 hours early, we have adopted a donation of \$5.00 per person each week. If our membership grows I believe we can begin meeting at Walden Hall with Sophia continuing her beverage catering and membership continuing the \$5.00 per person contribution.” Guys of Walden, join us Thursdays at 9am!



## WALDEN BIKE RODEO A SUCCESS!

On behalf of the planning committee (Jen Crobak, Kathy Pape, and Denise Becker), we would like to thank you for your time, energy, and support in making the First Annual Walden Bike Safety Rodeo a success. Thanks to our dedicated volunteers, generous sponsors, and the perfect weather, **we were able to train more than 60 children and their parents about bike safety.** Our goals were to teach children the basic essentials of bike safety, including maintenance, helmet use, and practical skills like stopping and crossing intersections safely. We believe this workshop is a vital first step in building a bike safety culture within Walden.



**Special thanks** to the State Police and Sherrif’s Office, Harrisburg Bike Club, Pedal Pushers Bike Shop, Sophia’s, World Cup Ski & Cycle, Walmart, Walden HOA and Tender Years Daycare. *And thanks to all the parents, kids and Walden volunteers for participating!*

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## WALDEN’S NEW BOARD PRESIDENT

Mark DiRocco recently agreed to serve as President of the Walden Neighborhood Association (WNA) for the 2026-2027 fiscal year that started April 1 and will run through March 31, 2027. He has served on the Board since December 2024 when he filled the unexpired term for Joe DeMuro. Mark ran for an open board seat in 2025 and was elected for a three-year term through 2028. He served as Treasurer of the Board for the past 15 months before becoming president.

Mark is a former public school educator who served most of his career in the Lewisburg Area School District including 14 years as Superintendent. He and his wife, Kim, moved to Walden in 2016 when he became the Executive Director of the PA Association of School Administrators in Harrisburg. Walden was the obvious choice to buy a home for Mark and Kim after visiting several other locations and developments in the area. The Walden planned community concept is truly unique with the downtown, community hall, pool, parks, and picturesque homes. They have met many wonderful people and enjoy the friendships they have developed over the past ten years. It is a wonderful place to call home.

As president, Mark plans to build upon the past work of Jeff McCombie who has served as president the past two years, and Will Dando who served as president prior to Jeff. His focus will be on making continual improvements to Walden while navigating the final stages of the community transition from Charter’s ownership to the WNA Board Ownership. He appreciates having WNA management services in the community three days per week, which has already been beneficial in many ways including cost savings on maintenance and procurement items. A new Walden Management Office has been established in the downtown at 104 Walden Way with regular hours from 8:00 AM to 4:00 PM Mondays, Wednesdays, and Fridays with Keith Bentzel serving as our Manager.

Mark also plans to continue to support the 11+ working committees that have been created over the years involving more than 50 Walden residents. These committees consist of many dedicated volunteers who give an incredible amount of time and effort to help the Board make good decisions on behalf of the community. He encourages Walden Unit Owners to attend the WNA Board meetings in person or virtually to better understand the many issues and items involved in managing our community, which is larger than some boroughs and small municipalities in the region. He encourages all our residents to do their part to help maintain Walden as *The Great American Neighborhood!*



# WALDEN GROUPS AND COMMITTEES

*Are you looking for a way to become involved in Walden and meet some wonderful neighbors? We have many official and unofficial committees and groups that are always welcoming new faces!*



**Walden Book Club** Our book club meets every other month on the 2nd Monday at 7 pm at Walden Hall. Our **next meeting is July 13<sup>th</sup>** and the book we will be discussing is: *“Boy Swallows Universe”* by Trent Dalton. If you are interested in attending the next meeting or would like to be added to the book club notifications

please contact Cheryl Scialpi @ [cbscialpi@gmail.com](mailto:cbscialpi@gmail.com).

**Walden Budget Committee** works on the Walden HOA Budget process. (Board Chair is Mark DiRocco.)

**Walden Cares Committee** consists of a group from Walden whose mission is to serve the needs of the surrounding community and beyond through various projects supported by the Walden residents. If you are interested in joining us, please contact Sue Sheehan at [sheehanboys@gmail.com](mailto:sheehanboys@gmail.com).

**Walden Communications Committee** is a new committee set up to improve Communications within the Walden HOA and the residents. One of the tasks was to provide a medium for residents to join and participate in the HOA Meetings online. The committee arranged a Google Meet Setup and Camera for the residents to participate from the comfort of their homes. The committee also arranged for the Walden newsletter to be posted on our Waldenneighborhood.com site home page for all residents to view. The Board Liaison is Sudhir Mishra and the Chair is Kim Distenfeld. Going forward the committee is expanding and welcoming new members and ideas. If you are interested in joining the committee, please contact Sudhir at [msudhir77@gmail.com](mailto:msudhir77@gmail.com).

**Walden Crossroads Committee** has been formed with immediate goals of working with Charter to fill the empty business spaces, enhance overall aesthetics of the downtown, and support the existing businesses. The Board Liaison is Rob Shearer and the Chair is Stacey New. If you are interested in joining the Walden Crossroads Committee or becoming a volunteer, please contact Stacey, [staceynew214@gmail.com](mailto:staceynew214@gmail.com).

**Walden Guys** Coffee and good conversation every Thursday at 9 a.m. on the patio or inside Sophia’s during bad weather. The group discusses anything and everything. The topic really doesn’t matter; the point is a great group of guys who enjoy each other’s friendship, coffee and talking over what’s happening in Walden and even far beyond. Any adult male Walden resident who would like to make friends and connections is welcome to drop by on Thursday morning. We hope you can join us! Contact Jack at [jgp1950@comcast.net](mailto:jgp1950@comcast.net) for details, or just show up at 9.

**Health and Wellness** is a new committee approved by the WNA Board; Lou Brown is the committee’s liaison to the Board.

**Walden Landscaping Committee** is a standing committee created by the Walden Association that acts as an advisory committee to the Board and a liaison between the community and the WNA. The committee generally meets once a month. An update of concerns, projects and any recommendations are forwarded to the Board for their monthly consideration. Volunteer opportunities arise frequently throughout the year for those who value our community but do not have the time to serve on the committee. Anyone interested in learning more, volunteering or interested in participating should feel free contact Keith Bentzel with CAMCO at [kbentzel@camcomgmt.com](mailto:kbentzel@camcomgmt.com).

**Walden Mahjong** group play Mahjong (the American version) on most Wednesday evenings at 6:30 pm and occasional day games on Tuesday afternoon. Both experienced players and those who would like to learn to play are welcome; the group is happy to teach you the game. This group is social and plays just for fun; by the rules but not sticklers! Contact Cheryl at [cbscialpi@gmail.com](mailto:cbscialpi@gmail.com) for more information or to join and include if you are interested in day games, afternoon games or both.

**Walden Mamas of Facebook:** Check out **“Walden Mamas”** on Facebook and connect with other mothers in the neighborhood. In addition to our Facebook community to socially connect, we host regular Moms’ Nights Out for kids’ craft events at Walden Hall. Reach out to Megan the admin for Walden Mama’s Facebook Page for additional information or email [megan.schopf@comcast.net](mailto:megan.schopf@comcast.net).

## **Walden Neighborhood Appearance Control Board (NACB)**

CAMCO Management reviews the submitted applications for architectural changes to ensure they are complete and then provides the completed submissions to the NACB to verify the project is consistent with standards and appearance of Walden set forth in the Walden Guidelines for Architecturally Controlled Improvements. The NACB conducts a thorough review of the project and application. Three NACB members are appointed to a one-year term. These members do not need to be Unit owners, tenants, or residents of the Walden Community. A member may also be a member of the Walden Neighborhood Executive Board. Each calendar year, the members of the NACB are appointed for a term of 1 year for the

remainder of the then current calendar year by the members of the Walden Neighborhood Executive Board.

**Walden Newsletter Committee** confers every other month to prepare for the coming issue. Presently we have 8 regular members, and we welcome any Waldener who wishes to join the committee (email Judy Andidora at [ronjude22@comcast.net](mailto:ronjude22@comcast.net)). The purpose of the Newsletter is to have our neighborhood know about what is happening in each two-month period, and to offer articles of interest to Walden residents.

**Walden Pool Committee** opened the pool on Memorial Day Weekend and we will not have a monitor this year. The committee hopes to recruit more members in 2026 so that new ideas can be shared. We would love to have the swimmers that use the pool on a regular basis join us! Besides proposing new ideas and concerns, the committee closes the pool at night, stack chairs, checks garbage cans, and put out trash cans for pick up on Thursday. Please contact Gwen Dando if you are interested in joining the Walden Pool Committee: [gadando@gmail.com](mailto:gadando@gmail.com).

**Walden Road Safety Committee** was formed in the Spring of 2024 at the direction the WNA to review motor vehicle transit in the Walden Development and make recommendations to the Board to enhance safety. The Committee is now focusing on speed limit signs, parking, lighting, safe crosswalks and handicap ramps for pedestrians. The Road Safety Committee may be expanding its role to other areas of safety at the discretion of the Board after its work on the roads is completed. To join, contact the Jennifer Crobak at: [jennifer.horn8@gmail.com](mailto:jennifer.horn8@gmail.com).

### Walden Social Committee

Are you passionate about living in Walden? Do you enjoy planning and organizing events for Walden? The Social Events Committee plays an important role in organizing a variety of events, such as movie nights, pool parties, community gatherings and more. No prior experience is necessary, just a willingness to get involved! The Chair is Gwen Dando. If you are interested in joining Walden’s Social Events Committee, please email Keith Bentzel at [kbentzel@camcomgmt.com](mailto:kbentzel@camcomgmt.com) or watch for events and volunteer where needed!

**Do you have a committee or group that is not listed and you want to be included going forward? Contact Judy at: [ronjude22@comcast.net](mailto:ronjude22@comcast.net).**

## COMMITTEE CONTACTS

WALDEN BOOK CLUB	Cheryl	<a href="mailto:cbscialpi@gmail.com">cbscialpi@gmail.com</a>
WALDEN BUDGET COMMITTEE	Mark	<a href="mailto:mdirocco7@gmail.com">mdirocco7@gmail.com</a>
WALDEN CARES COMMITTEE	Sue	<a href="mailto:sheehanboys@gmail.com">sheehanboys@gmail.com</a>
WALDEN COMMUNICATIONS	Sudhir	<a href="mailto:msudhir77@gmail.com">msudhir77@gmail.com</a>
WALDEN CROSSROADS	Stacey	<a href="mailto:staceynew214@gmail.com">staceynew214@gmail.com</a>
WALDEN GUYS	Jack	<a href="mailto:Jgp1950@comcast.net">Jgp1950@comcast.net</a>
WALDEN HEALTH AND WELLNESS	Lou	<a href="mailto:loulabuski@gmail.com">loulabuski@gmail.com</a>
LANDSCAPE COMMITTEE	Keith	<a href="mailto:kbentzel@camcomgmt.com">kbentzel@camcomgmt.com</a>
MAHJONG	Cheryl	<a href="mailto:cbscialpi@gmail.com">cbscialpi@gmail.com</a>
WALDEN MAMAS ON FACEBOOK	Megan	<a href="mailto:megan.schopf@comcast.net">megan.schopf@comcast.net</a>
WALDEN NACB	Keith	<a href="mailto:kbentzel@camcomgmt.com">kbentzel@camcomgmt.com</a>
WALDEN NEWSLETTER COMMITTEE	Judy	<a href="mailto:ronjude22@comcast.net">ronjude22@comcast.net</a>
POOL COMMITTEE	Gwen	<a href="mailto:gadando@gmail.com">gadando@gmail.com</a>
WALDEN ROAD SAFETY COMMITTEE	Jen	<a href="mailto:jennifer.horn8@gmail.com">jennifer.horn8@gmail.com</a>
WALDEN SOCIAL COMMITTEE	Gwen	<a href="mailto:Waldenboardmember@gmail.com">Waldenboardmember@gmail.com</a>

## WALDEN NEIGHBORHOOD ASSOCIATION EXECUTIVE BOARD ROLES & TERMS

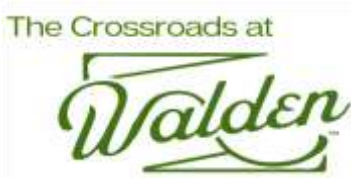
**Walden Neighborhood Association Executive Board** is responsible for maintaining, replacing and repairing when required all of the Common Facilities and for maintaining the Controlled Facilities. The WNA Executive Board is made up of 9 members representing 4 classifications of Units in Walden: (2) Detached Dwelling (Single Family),(3) Interior Space (residents above Crossroads), (2) Attached Dwelling (Townhomes) and (2) Tract Units (commercial spaces). Each term is 3 years and members are elected by the homeowners of Walden in accordance with the Bylaws of the Association. The Tract Units automatically renew with Charter. The Executive Board will be constituted and organized and will operate in accordance with the Bylaws of the Association. **Please note the new officers highlighted below.**

### WNA Executive Board Roles and Term Endings

- President: Mark DiRocco** - Detached Dwelling/Residential Unit (2028)
- Vice President: Will Dando** - Interior Space Unit Rep (2028)
- Secretary: Sudhir Mishra** - Attached Dwelling Solely Residential (2027)
- Treasurer: John (Mike) Curci** - Attached Dwelling Solely Residential (2029)

- Lou Brown Interior Space Unit (Term expires 2028)
- Andrew Crobak - Detached Dwelling Solely Residential Unit (2029)
- Rich Tysarczyk - Interior Space Unit (2029)
- Greg Hodecker - Tract Unit (Term expires in 2025; renews automatically)
- Rob Shearer - Tract Unit (Term expires in 2025; renews automatically)





Announcing the establishment of the Crossroads Business Community Association. Several community members interested in revitalizing the downtown business district came together last fall to talk about how to reinvigorate the downtown. We spoke to the businesses and asked what they felt would be helpful. Those conversations resulted in a wish list including signage directing shoppers to parking, getting the empty store fronts leased, sprucing up the streetscape, encouraging residents to patronize the businesses regularly and creating events that combine community activities while promoting the businesses.

Since the Fall, we have worked with the Landscape Committee, the Safety Committee, the HOA Board of directors, Charter Homes, Cygnet Properties, and the Walden businesses, to begin the transformation. A sign directing shoppers to parking was placed at the corner of Walden Way and Bryant Street. The flower pots were strategically placed at the same corner to bring attention the parking signs and create a beautiful addition to the streetscape. Recently an agreement was reached with Charter to allow the HOA to move into 104 Walden Way, the former Snazzy Giraffe location. The Management Office is being used 3 days a week by Property Manager, Keith Bentzel and in the near future will be a community hub for meetings, events and activities. Most importantly, Charter has leased the most visible space on Walden Way to Nermana Hodgson to open *Mana's Atelier* this August! Although Idea Coffee has closed, our committee is on the hunt for a new coffee business to move right in. The first Crossroads Business Community Association event will be the Grand Opening Celebration of *Mana's Atelier* in mid-August.

If you are interested in helping promote the businesses to our community and willing to donate your time and talents, please contact Stacey New [staceynew214@gmail.com](mailto:staceynew214@gmail.com). We are in search of individuals with previous marketing, event planning, graphic design, urban planning, and entertainment industry experience, to join our efforts. Volunteer for a specific event or as a committee member. We want to talk to you!

### **Exciting New Business Coming to The Crossroads at Walden!!**



**MANA'S ATELIER**, an upscale, eclectic Women's Apparel Store, is Opening at 101 Walden Way with a Grand Opening Celebration set for mid- August.

A message from Owner Nermana Hodgson...

*Welcome to Mana's Atelier coming to Walden in August. Mana's is a custom women's boutique curating fashion from all over the globe to bring something special and unique to Central Pa. It is our belief that by focusing on unique and limited pieces, we will help to draw traffic to our little downtown!*

Owner Nermana Hodgson and her husband Dennis reside in Mechanicsburg. Nermana was born and raised in Europe. She and Dennis travel regularly throughout Europe in search of the perfect fashions. Her European flare and vibrant personality will bring excitement to the community in the way of special events and personal fashion consultation. She has big plans for bringing fun to fashion here in Walden.



Her husband Dennis won't be that visible day to day but he will be behind the scenes supporting Nermana any way he can. He is currently "retired" having worked for 3 Fortune 500 retailers as well as running multiple successful businesses. Nermana and Dennis don't want to just run a



boutique in Walden. They want to invest themselves in our community and get to know each and every one of you!



**Central Pennsylvania's premiere  
olive oil and balsamic store**

**Get to know Erica and Rick McCabe, owners of Simply Flavorful Specialty Food store**

Here at Simply Flavorful, our dream was to build a store that brought our customers excitement and inspiration. We love sharing flavors and ideas to help make that next meal just a little bit different without adding significant time and effort to the experience. Between our specially selected Olive Oil and Balsamic Vinegar flavors, herbs & spices and our range of all specialty food items, we hope that you find something here that makes you say, "Oh, I want to try that!".



When not working other full time jobs and raising 4 boys, these flavor junkies do not stop! Erica has always been fascinated by the way flavors work together. She has a new recipe blog, "Flavor Master in Training"! Find and follow on FB or IG:



<https://flavormasterintraining.com/>

Whether you are a newbie in the kitchen, a seasoned pro or simply anyone who wants to learn a little more about how ingredients work together, I'd love it if you'd give the blog and my social pages a follow. I'm officially "in training" so join me on this journey! Life's too short to eat bland food ☺ Explore what I've created so far at [www.flavormasterintraining.com](http://www.flavormasterintraining.com)"

**About our Balsamic Vinegars:**

Let's start off with a brief education: Balsamic Vinegar is made from grape must (crushed grapes) that are then cooked down and caramelized. This mixture is then stored in barrels for a minimum of 12 years to age. This Traditional Balsamic Vinegar of Modena Italy is only bottled in 100ml bottles and sealed. Based on the time and process this product is very expensive (usually selling for \$200 or more a bottle). This is not the same product that you find in many stores around the world today. What you will find in most stores are a "traditional style" which consists of a combination of the grape must and wine vinegar. Grocery stores usually carry a "4 star" balsamic which is thinner and more acidic, containing around 25% grape must and 75% vinegar. This product will have a watery consistency. A higher end balsamic that you may find at some specialty shops will be a "25 star" balsamic. These contain approx. 60% grape must and 40% wine vinegars.

Our balsamic vinegar is produced in Modena Italy and consists of 80% grape must and 20% wine vinegars/flavoring (For our flavored balsamic). The higher grape must lends to a thicker, sweeter, and less acidic product closer to Traditional Balsamic Vinegar. The thickness of our balsamic vinegars may be also comparable to some of the balsamic glazes at the grocery store however these glazes typically have ingredients added such as cornstarch, fructose syrup, or sugar. Our balsamic only contains the natural sugars from the grape must.

**Some additional questions you may have:**

What is the difference between dark and white balsamic vinegars? Dark balsamic contain the carnalized grape must and red wine vinegar, white balsamic is cooked down in a vacuum chamber which prevents the natural sugars from caramelizing and is mixed with white wine vinegar. This will lead to the white balsamic being slightly less acidic than its dark balsamic counterpart.

How long has your balsamic aged? If you do not have the "Traditional Balsamic Vinegar of Modena" Italy does not allow you to label or advertise the age of a traditional style balsamic. We can confirm that our products have spent several years in oak barrels where many other commercial brands may only spend a few months. Any store that claims to have balsamic from Italy aged for X number of years is using marketing techniques to sell their products.

Is there any added sugar? Our balsamic has no added sugars. The natural sugars are from the grape must. Our balsamics have on average 8 grams sugar per 1 TBSP serving.

**About our specialty olive oils:**

It's a beautiful day to make a healthy choice for your heart! ❤️ We're expanding our line-up for high phenolic extra virgin olive oils to include 3 new options!

Tropicual de Vega - 778 mg/kg of polyphenols

Olio Nuovo - 774 mg/kg of polyphenols

Tropicual de Sierra - 1,362 mg/kg of polyphenols

Not new but still an amazing option is Zoi with 1,397 mg/kg of polyphenols!

Want more information on the benefits of consuming high-phenolic olive oil daily? Stop by the store for more information.



**One last thing....** Charcuterie Cups are back! We will have these available to go on Thursday, Friday and Saturdays for the summer! You can also pre-order them for pick up by calling the store. These are the perfect portable charcuterie snack!



**Note: Simply Flavorful will be closed July 19 through 25.**

*Follow us on FB and IG to find out about events, new products and more.*

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**High Road Taproom** will again be sponsoring food trucks on a Mondays and Tuesdays from 4PM to 8PM. Please stop by High Road Taproom any day but Wednesday or visit their Facebook page to see which vendors will be coming.



## **Sophia's at Walden**

**Did you know Sophia's does catering?** To place your order, visit [sophiasatwalden.com](http://sophiasatwalden.com) or call 717-791-0100.

**Sun's Out at Sophia's! The Patio is open!**

**Sophia's** is bringing back dinners on Thursday and Friday evenings starting mid-June. We appreciate our customers waiting so patiently. Keep a look out in the near future for the exact date! Meanwhile, the patio is now open for lunch 11-3 on Tues.-Sat. and brunch 9-2 on Sundays! Come enjoy sitting under our brand new umbrellas (or inside if you prefer).

**Sophia's** will be closed starting Saturday, July 4 and will reopen on Sunday, July 12th for brunch from 9-2. We strongly recommend reservations for brunch on Sundays and dinner on Thursday and Friday evenings.

**We are a B.Y.O.B. establishment.**



## **THANK YOU, WALDEN NEIGHBORS!**

A huge thank you to everyone who participated in The Walden Cares Fundraising Yard Sale! Whether you donated items, hunted for treasures, or helped spread the word, your support made the event a massive success. All proceeds will go directly toward funding our committee's initiatives, allowing us to continue vital service projects that benefit both our immediate neighborhood and our neighbors in the larger surrounding community. We are incredibly grateful for your generosity, energy, and community spirit!



**WALDEN'S 4<sup>TH</sup> OF JULY**

**BIKE PARADE**

Show off your red, white & blue and join us for a loop through the neighborhood beginning at 10 a.m. at Walden Hall.

Come with your decorated bikes, scooters, wagons or strollers.  
All ages welcome!

**Neighbors ...** Join us along the route to help celebrate the 4th!

FOR MORE INFORMATION, CHECK OUT "WALDENERS" ON FACEBOOK





June

2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3 MAHJONG 6:30-8:30pm	4 Walden Guys* 9-11am	5	6
7	8 Food Truck 4:00-8:00 PM	9 Food Truck 4:00-8:00 PM	10 MAHJONG 6:30-8:30pm	11 Walden Guys* 9-11am	12	13
14	15 Food Truck 4:00-8:00 PM	16 Food Truck 4:00-8:00 PM	17 MAHJONG 6:30-8:30pm	18 Walden Guys* 9-11am	19	20
21	22 Food Truck 4:00-8:00 PM	23 Food Truck 4:00-8:00 PM	24 MAHJONG 6:30-8:30pm	25 Walden Guys* 9-11am  HOA Meeting 6:00 PM	26	27
28	29 Food Truck 4:00-8:00 PM	30 Food Truck 4:00-8:00 PM				



JULY

2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4  4 <sup>th</sup> of July Bike Parade-10am
5	6 Food Truck 4:00-8:00 PM	7 Food Truck 4:00-8:00 PM	8 MAHJONG 6:30-8:30pm	9 Walden Guys* 9-11am	10	11
12	13 Food Truck 4:00-8:00 PM  Book Club 7:00pm	14 Food Truck 4:00-8:00 PM	15 MAHJONG 6:30-8:30pm	16 Walden Guys* 9-11am	17	18
19	20 Food Truck 4:00-8:00 PM	21 Food Truck 4:00-8:00 PM	22 MAHJONG 6:30-8:30pm	23 Walden Guys* 9-11am	24	25
26	27 Food Truck 4:00-8:00 PM	28 Food Truck 4:00-8:00 PM	29 MAHJONG 6:30-8:30pm	30 Walden Guys* 9-11am	31	

**\*\*ALL ACTIVITIES ARE HELD AT WALDEN HALL UNLESS OTHERWISE NOTED\*\***

\*Walden Guys meet outside Idea Coffee Shop or inside Sophia's

**FOOD TRUCKS WILL BE IN FRONT OF HIGH ROAD TAP ROOM**



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