



Walden Homeowners Association

208 Walden Glen Road, Madison, AL. 35758

www.waldenhoa.org

Q-2, 2015 Newsletter

Dates to Remember:

April 4-Annual HOA Easter Egg Hunt, Walden Clubhouse grounds.

April 5 - Easter

April 7- Quarterly HOA Board meeting, 7 PM, Clubhouse

April 11 -Annual HOA Cleanup day-9:00 A.M.-Clubhouse.

April 18 - Art 4 Paws, downtown. Bring your pet

May 2 - Walden Subdivision Annual Yard Sale

May 15 - Walden HOA pool opens

May 18 - James Clemens/BJHS graduation-VBC.

May 21 - Last day of school.

June 1 - \$ 350 Annual HOA dues due; late after 22nd.

June 13 - Madison Summer Skeedaddle (formerly Run Through the Roses); 1 mile fun run, 5K and 10 K. Skate Park.

ALSO June 13 -“Taste of the South” (formerly MadFood), presented by the Chamber of Commerce. Skate Park.

Welcome, newcomers !

David & Susan Allgood – 202 Thoreau Court
Chris & Tomi Baker – 204 Walden Glen Road
Larry & Dawn Turner – 185 Emerson Road

Annual Walden Work Day Saturday, April 11th

Join us at the clubhouse at 9:00 A.M. for a half day of common area cleaning and / or getting the pool ready for opening the following month. Projects will be prioritized based on attendance or your preference. You may want to wear jeans and bring work gloves. Children welcome, too !



Walden Friends & Neighbors

The following are the standard **pool rules** concerning activity at the pool:

- Walden pool is for the use of Walden residents and their guests only. Guests **MUST** be accompanied by resident.
- **NO SMOKING** or use of other tobacco products are allowed inside the gates of the pool.
- **NO PETS** are allowed inside the gated area.
- **NO TRESPASSING**-Violators will be prosecuted.
- All residents, their children and their guests **MUST** enter and leave the pool area by the locked gate only.
- Swim at you own risk-no lifeguard on duty.
- Thunder/Lightning-Exit the pool deck immediately
- Lifesaving equipment for emergency use only.
- Gate shall remain locked at all times-do not block gate open.
- No glass containers allowed on pool deck area inside fence.
- Please place trash in receptacles.
- Please help keep restrooms clean and turn lights off after use.
- No running-no dunking-no horseplay.
- Children under 10 years of age must be accompanied by a parent or guardian at all times.
- Summer pool hours are **8:00 A.M. until 9:00 P.M**

Presidents Corner: "How It Works"

The Walden HOA is a non-profit corporation, incorporated in the state of Alabama, and, as such, is bound by the federal law, laws of Alabama and Madison County, ordinances of the city of Madison, as well as our own HOA By-Laws (which set up the corporation) and our HOA Protective Covenants. These covenants also run concurrent with each homeowners property deed, which are filed with the county.

Any and all business of the HOA is governed by a Board of Directors; parameters for selection of members of the Board are outlined in the corporation By-Laws. While we have been fortunate to have homeowners nominated at the annual meeting to undertake the five Board slots since our transition from the developer (declarant) in 2005, since we've **only** had five people volunteer annually, we have not had a Board election since 2008. We all lead busy lives, and the good news is apparently most homeowners must think the Board has done a pretty good job managing the HOA over the years, but we hope to generate more and better interest in our HOA as we move forward.

All decisions regarding any aspect of our HOA business is governed by the HOA Board. While we have committees that operate a number of HOA functions (like ARC, Covenants, Grounds, Clubhouse, Pool, and Social), final approval regarding any HOA decision, issue or aspect lies with the Board, as defined via our By-Laws.

Two areas of HOA management can be controversial at times: covenants issues and ARC approval (or non-approval). Regarding covenants enforcement, typically the Walden HOA Board has focused on "the big stuff" (if you have read the 63 pages of covenants, you know there can be some nit-picky stuff in there). While a Board member and sometimes a (brave) volunteer(s) handle the workings of these two committees, final authority on any action rests with the HOA Board, via a majority vote. It's not an easy job sometimes dealing with items of a sensitive nature with your friends and neighbors, but one that must be addressed. Rest assured decisions are made to maintain the quality of life you have come to expect here as well as the aesthetics of our subdivision community.

There are many HOA's here in Madison that "contract out" the daily management and running of HOA business. While your Walden HOA does employ the services of professional contractors to handle our pool and grounds maintenance on a regular basis, and other professional services (tree service, repairs, painting) as needed, we have not chosen the use of a management company. Two key points here: a management company is costly, and they generally are sticklers for covenants and ARC related issues. Bottom line: be thankful for what you've got here!

We urge you to consider attending any of our quarterly meetings, held the first Tuesday of the month in each new quarter (April, July, Oct). Homeowner comments are always taken, and discussion and voting about how your dues are spent is always open. We especially urge you to attend the annual meeting in December, as Board members are nominated to serve for the following calendar year. As always, we value your input and look forward to hearing from you.

Your 2015 Walden HOA Board of Directors

Tim Holcombe	President	215 Walden Glen Road
Terry Phelps	First VP	112 Merrimack Court
Troy Wesson	Second VP	526 Thoreau Spring Ct.
Paula Putnam	Secretary	437 Thoreau Spring Rd.
Jim Enault	Treasurer	512 Thoreau Spring Ct.

Clubhouse Update:

The interior of the Walden Clubhouse has been completely repainted after years of use and looks great!



The ceiling was treated and repainted where the water leak from the roof had stained it. All of the crown molding and trim was caulked and repainted as well as the walls. Two broken window blinds were replaced. A gentle reminder though: The rental agreement stipulates that "**decorations are limited to table decorations only. Absolutely no tape, tacks, or other adhesives are allowed on the walls, woodwork (including doors), or windows.**" The painters removed a lot of tape (which pulls off the paint) and covered up dozens of places where tape and tacks had been used as well as normal wear and tear. So, please, absolutely no tape or tacks on any painted surface in the Clubhouse to include the front door.

The Walden Clubhouse is available for rental by all Walden resident households. Go to <http://waldenho.org>. On the Home screen, on the right, under Clubhouse, you can view the Clubhouse Calendar, the Reservation Guidelines, the Rental Procedure and the Clubhouse Rental Agreement. For reservations, e-mail: contact@waldenho.org. All reservations will be confirmed by e-mail and the Clubhouse Calendar updated to reflect your rental day. Reservations are not made beyond six months. The Clubhouse Manager or HOA contact will meet you at the Clubhouse on the day of your event to exchange the key, your signed rental agreement and your \$100 security deposit check. A \$50 usage fee will be collected for each rental if the household has already used their one "free" annual (calendar year) use.

Special thanks goes out to **Kristal Cook** for purchasing and stocking the Clubhouse cleaning and paper supplies year after year. And also to **Mary Hice** who provides the deep cleaning of Clubhouse after special events. We appreciate it!