



# Walden Homeowners Association

208 Walden Glen Road, Madison, AL. 35758

[www.waldenhoa.org](http://www.waldenhoa.org)

**Q-3, 2015  
Newsletter**

## *Pool Usage Reminders*

### **Dates to Remember:**

**Saturday, July 4-  
Annual HOA pool  
party. Children's  
parade at 10:45.  
Lunch served 11:30.**

**Tuesday, July 7, 7  
PM-Walden HOA  
quarterly meeting-  
clubhouse.**

**Every Thursday night  
through July:  
Concerts in the Park-  
Downtown Madison  
Gazebo.**

**Aug. 5 - First school  
day for students-  
Madison City  
Schools.**

**Saturday, Sept. 5-first  
SEC football  
weekend!**

- Walden pool is for the use of Walden residents and their guests only. Guests **MUST** be accompanied by resident.
- **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 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
- Each homeowner is limited to 4 pool guests. Homeowner is defined as a single residence (not 4 guests per person; 4 per household).
- When the homeowner reserves the clubhouse, the pool area is **NOT** to be used in conjunction with their party.
- Please be considerate and pick up trash and deposit in containers.
- Smoking is not allowed inside the gated area.

**Several complaints to the Walden HOA Board about neighbors pets. Please Remember:**

- Pets must be leashed when outside your yard (City Ordinance)
- Please pick up after your pet !

## **Presidents Corner: "Madison is Booming"**

It seems, everywhere you go, there is construction going on in and around Madison. Big ticket items like Town Madison, south of I-565 and west of Zeirdt, which will be a 100+ acre shopping area, complete with Interstate entrance and exit ramps; dirt is now being moved and major tenants are now being courted (no, I can't say). Midtown Marketplace, on the northeast corner of Wall Triana and Browns Ferry Road is slated to begin development later this year, housing a 102K sq ft Super-Kroger (like the one on Jeff Rd.), as well as smaller stores within a strip center and 2 large out-parcels. The property just north of this development has been acquired by the Madison City School System for a new grammar school at some point in the near future. Just last month, the city Planning Commission approved 7 new subdivision layout plats with 785 total homesites. The new Intergraph campus; the new Madison Hospital, the Target shopping center on Hwy 72, and James Clemens High School; major projects all completed within the past 4 years or so.

What does all this mean and how does it relate to your Walden HOA? Our subdivision is ideally situated within the city limits, fully built out and has an HOA which is fully managed by homeowners. Our subdivision is zoned for excellent schools within the city, although there are no "under-performing schools" in the city system. Deeded to the HOA is all of the common area property within the subdivision (including 24 acres of conservancy area and a pool and clubhouse lot, and a pond area, along with amenities at each of our 3 entrances). The HOA has no debt and has a healthy reserve cash balance to allow us to fund any unforeseen circumstance that might arise anytime in the near future. Annual dues, at only \$350, are unchanged since the inception of the subdivision (for what you get, most subdivisions would pay a lot more in annual fees). In short, your home investment is safe and solid here, and your HOA management intends to keep it that way. Thanks to all who have served in various capacities over the years since we took over control of the HOA in 2005. With all of the issues that can arise in an HOA community (and I see them frequently), be proud of your Walden subdivision.

## **New Library Being Considered**

The Madison City Council is in the preliminary stages of planning a new library facility for the city, or an addition to the present facility (but that is the second choice). A few facts:

- Current library has 15K sq ft; opened in 1997.
- MPL owns 84.3K multi-media items, including print books, audiobooks, DVD's, CD's, newspapers and magazines.
- Over 36.0K library cardholders in Madison alone.
- Over 600K materials circulated in 2014.
- The MPL has circulation of 77% of the main downtown HTSV library, and is 1/5<sup>th</sup> the size !

New library would be funded by proceeds from a 2015 \$ 20M bond issue (money is now in the Madison city bank account) that resulted from the ½ cents sales tax increase taken by City Council in 2013 to fund infrastructure improvements. Many more infrastructure improvements are forthcoming, including the Hwy 72 project, Zeirdt Road and the recently completed WT bridge.

## **Treasurers Report-Dues Update**

As we approach the mid-point of the fiscal year, Walden continues to be in excellent financial health. The annual dues collection was completed on June 21 with only one property not paid. This was a closing late last week and we expect the dues payment from the closing lawyer. With this payment Walden will have achieved a 100%. Walden has a Board approved 2015 operating budget and is well within the approved plan. There is \$50,800 in our checking account and a reserve of \$65,000. During the first six months of the year we completed repair and maintenance of the club house. Very limited maintenance had been done in the past several years. Inside work to caulk and paint was highlighted in our last newsletter. As soon as the weather turned dryer the outside of the building was power washed to remove mold and dirt, fascia boards and window trim was repaired, and fresh coat of paint applied. This work cost about \$8,000 and should last for several years. In preparation for the Madison Beautification inspections we hired Enchanted Forest to add plants and landscaping to the Walden Glen entrance. Along with Madison Turf Keepers, our lawn service, all Walden entrances were replanted, trimmed and mulched. We expect to be notified on the outcome of the Beautification Awards in the next week. Last winter's freezing weather was extremely hard on swimming pool across Northern Alabama. Walden's pool has suffered extensive damage to the Copping Bricks along the top edge of the pool and the tiles along the water line. Major repair and renovation for the pool could be as expensive as \$30,000 depending on the extent of work. We plan to get multiple bids and discuss at the next Board meeting.

**"Solicitation"** - In 2008, the City Council passed an ordinance allowing homeowners, HOA's and multi living communities to declare their properties "no soliciting" to avoid the many peddlers who tend to target an affluent area like Madison. The Walden HOA enacted same for our subdivision that same year. Since the city cannot discriminate regarding what is being offered, this includes all forms of solicitation. Most homeowners have "turned a blind eye" to local students who sell Girl Scout cookies, band booster and athletic fundraisers and other like activities, however, such solicitation is not exempt, allowable or "grandfathered" under the city's "no solicitation" ordinance. Best advice: be aware; know your neighbors, and, if you or your children are knocking on neighbors doors to promote such activities, introduce yourself and where you live in an effort to minimize the interruption. You'll find many homeowners are willing to assist the efforts of a neighbor kids sport, team or activity.

## **Road Projects Update:**

- **County Line Road:** Improvements 40% complete. 5 lanes with curb and gutter through the city (improved drainage) and a 10 ft. multi-use path on both sides.
- **Old Madison Pike/Indian Creek Bridge:** Huntsville city project; expect to be completed/opened in the Fall.
- **Hwy 72 widening:** Under design; 6 lanes through the city with new right turn lanes for commercial areas.
- **"Phase III" / Downtown (resurface Martin Street; repave and widen parking lots):** Under design.
- **Zierdt Road:** First of 4 phases under construction (2 new northbound lanes). Phases 2 & 3 will be intersection improvements at Martin and Madison Blvd. Phase 4 will be improving the existing 2 lanes that will become the southbound lanes. Jogging/bike path on the west side; landscaped median entire length.
- **Mose Chapel widening:** Bid opening July 22; widened to 22 feet and drainage improvements.

**These road projects (except OMP/Indian Creek) are funded as a result of the ½ cent sales tax increase taken by the City Council in 2013, all of which is dedicated to capital improvements within the city.**

## **Your 2015 Walden HOA Board of Directors**

Tim Holcombe President 215 Walden Glen Road sodasales@knology.net  
Terry Phelps First VP 112 Merrimack Court captmorgan62@knology.net  
Troy Wesson Second VP 526 Thoreau Spring Ct. troy.wesson@gmail.com  
Paula Putnam Secretary 437 Thoreau Spring Rd. pmpu@knology.net  
Jim Enault Treasurer 512 Thoreau Spring Ct. jamese4830@aol.com  
**We appreciate hearing from you to know how we are doing!**