

# Walden Homeowners Association

208 Walden Glen Road, Madison, AL. 35758

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

## Q-4, 2015 Newsletter

### Dates to Remember:

**Saturday, Oct. 3<sup>rd</sup>**-Madison Street Festival, Downtown Madison

**Oct 3-11** Fall Break

**Oct. 13<sup>th</sup>** - Quarterly HOA meeting, 7 PM, Clubhouse

**Oct. 23<sup>rd</sup>** – “Adults Only” social gathering-clubhouse 6-8 PM. BYOB.

**FRIDAY Oct. 30<sup>th</sup>, 5-8 PM** Halloween/gathering at clubhouse. Wear costumes.

**Tuesday, Nov. 10<sup>th</sup>**-Small Biz Awards, Madison Chamber-Insanity Skate Park.

**Holiday Gathering-TBD**

## Welcome, New Neighbors !

Larry and Dawn Turner                      185 Emerson Rd

Ben and Nicole Rohling                      212 Emerson Ct

Jason and Tera Jean Saaristo                207 Thoreau Ct

Jason and Kelly Denny                        403 Thoreau Spring Rd

## *Pool Repairs*

### *Pool is now closed for the season*

At 13 years old, our pool is showing some age and is in need of some repairs. Apologies for having to live with the broken tiles through the summer, but the pool must be drained in order for the repairs to be made, and we didn't want to shut it down during the summer.

Repairs should begin soon; new tile will replace the turquoise tile at the water line, and new coping (edging along the side of the pool) will be installed. Pool draining began Monday, Sept. 21<sup>st</sup>.

Look forward to a new look next Spring when we open the pool again.

### Wild Animals Reminder

Our subdivision is blessed to be surrounded by large tracts of wooded unimproved property. Please remember that this is home to numerous species of wild animals, including deer, coyotes, snakes, hawks, raccoons, skunks and others that may cause problems and issues for adults, children, pets and vehicles. Please be aware as you, your children and pets traverse these areas.

### Vehicle Covenants Update/Reminder:

The term "vehicles," as used herein, shall include, without limitation, motor homes, boats, trailers, motorcycles, minibikes, scooters, go-carts, trucks, campers, buses, vans, and automobiles. **All vehicles shall be parked within garages, driveways, or other Board approved paved parking areas on a Lot. Parking in yards is prohibited.** (NOTE: the HOA Board has never approved any "other parking areas").

No vehicle may be left upon any portion of the Community, except in a garage or other area designated by the Board, for a period longer **than five (5) days if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways.** After such five (5) day period, such vehicle shall be considered a nuisance and may be removed from the Community. **Any towed vehicle, boat, recreational vehicle, motor home, or mobile home regularly stored in the Community or temporarily kept in the Community, except if kept in a garage or other area designated by the Board, for periods longer than twenty-four (24) hours each shall be considered a nuisance and may be removed from the Community.** "

**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: City Projects Update

- **City Center** (northeast corner of Sullivan & Browns Ferry): Site work has begun, infrastructure construction underway. No retailers announced, except for new Kroger Super Store (100K+ sq ft, like the one on Jeff Rd.). Small strip to include 6 other retailers, plus 2 outparcels, (possibly restaurants) and a Kroger fuel center. Opening dates late 2016/early 2017. School system owns northern tract; eventually a grammar school there.
- **Town Madison** (south of I-565, west of Zeirdt Road): Site work underway, approval granted recently for I-565 interchange. Public input meeting for Interchange delayed by ALDoT. No retailers announced yet, but some “big fish” being courted.
- **New Library**: Public meeting held Sept. 15<sup>th</sup> about site and design. City Council has approved \$8M budget for site purchase, design and construction.
- **Pool/Rec Center project**: Planning continues for site behind Madison City Schools central office. Concept is pool dedicated to/for student swim teams and managed by City Rec department, plus rec complex that could attract major multi-sport tournaments, primarily on the weekends (soccer, basketball, volleyball, wrestling, etc.) to be managed by an outside entity (like A-Game in Franklin, TN).
- **Theatres** (behind Publix on Hwy 72): construction progressing; opening planned for late 2015/early '16
- **Village at Oakland Springs: BF Rd @ Holladay**-Recent ribbon cutting; commercial on BF frontage, residential; developers of Providence.
- **OMP-Indian Creek Bridge**-open soon (Huntsville/ATRIP project).

## Walden Web site:

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

- Clubhouse reservations
- Covenants documents
- ARC guidelines and approval form



## Still Needing Volunteers !

<http://www.signupgenius.com/go/20f0e44aeae1-madison>

## Treasurers Report-Dues Update

- **100% of dues collected for 2015-2016**
- **General Fund balance: \$ 31,751**
- **Reserve Fund Balance: \$ 65,078**
- **Anticipated pool repairs: \$ 16,347  
(8,347 already paid as down payment)**

All bills and accounts paid, complete and up to date. Should end calendar year with sufficient funds to transition into 2016. After pool repairs, reserve funds balance will be approximately \$ 50,000.

If you plan to sell your home, re-finance or get a loan modification, your closing Agent will require an HOA dues statement. Please provide our Treasurers e-mail address to your agent ([JamesE4830@aol.com](mailto:JamesE4830@aol.com)). These statements must come directly from the HOA to the agent



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Walden Friends & Neighbors

## Road Projects Update:

- **County Line Road**: Improvements 50% complete. 5 lanes with curb and gutter through the city (improved drainage) and a 10 ft. multi-use path on both sides. Completion Sept., 2016.
- **Old Madison Pike/Indian Creek Bridge**: Huntsville city project; expect to be completed/opened within weeks.
- **Hwy 72 widening**: Project on hold due to statewide budget issues.
- **“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, about 50% complete). 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, to be bid in fall of 2016. Jogging/bike path on the west side; landscaped median entire length.
- **Mose Chapel widening**: Contract awarded and work has begun; 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	<a href="mailto:sodasales@knology.net">sodasales@knology.net</a>
Terry Phelps	First VP	112 Merrimack Court	<a href="mailto:captmorgan62@knology.net">captmorgan62@knology.net</a>
Troy Wesson	Second VP	526 Thoreau Spring Ct.	<a href="mailto:troy.wesson@gmail.com">troy.wesson@gmail.com</a>
Paula Putnam	Secretary	437 Thoreau Spring Rd.	<a href="mailto:pmpu@knology.net">pmpu@knology.net</a>
Jim Enault	Treasurer	512 Thoreau Spring Ct.	<a href="mailto:jamese4830@aol.com">jamese4830@aol.com</a>

***We appreciate hearing from you to know how we are doing!***