

Walden Homeowners Association

208 Walden Glen Road, Madison, AL. 35758

www.waldenhoa.org

Q-1, 2016 *Newsletter*

Walden HOA Community Pool Improvements- November, 2015

Welcome, Newcomers !

Jeormy & Rosemary Gwin
124 Merrimack Ct.

Dates to Remember :

Jan. 22-HOA Social, 7 PM,
Clubhouse. BYOB & snacks.

Jan. 26, 5-7 PM-Public Input
meeting regarding I-565
Interchange at Hughes
Road / "Town Madison"
development.

City Hall/Council Chambers.

Jan. 29, 6 PM-CONNECT
2016, Madison State of City
Address, Davidson Center.

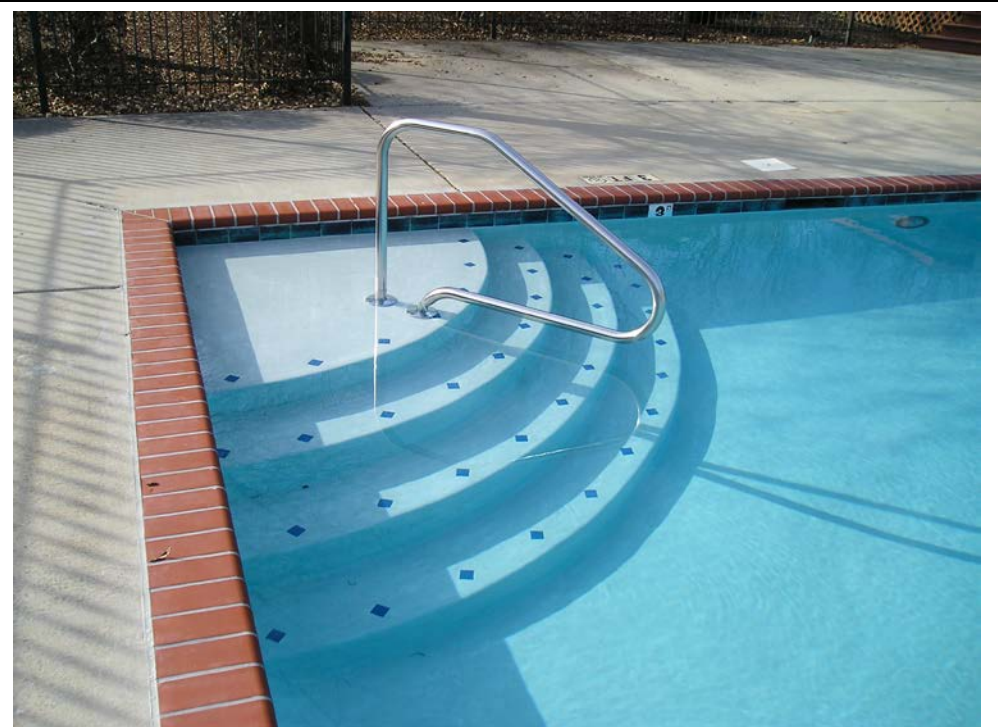
Feb. 19-HOA Social, & PM,
Clubhouse. BYOB & snacks.
March 12-20-SPRING
BREAK.

March 18-HOA Social, 7 PM,
Clubhouse. BYOB & snacks.

Tuesday, March 1-Alabama
Presidential Primary.

March 26-10 A.M.-Annual
Easter Egg Hunt, Clubhouse.

April 5-Q-2 Walden HOA
meeting, 7 PM, Clubhouse.



Your HOA Dues
A bargain for what you get!
Compare our amenities and
common areas to other
subdivisions vs. their dues
structure. Thanks to all of our
volunteers who devote time and
energy to our HOA !

- **Pool Liner Replaced.**
- **New Tile and coping.**
- **New set of steps added.**

Presidents Corner:

STREET PARKING

I WANT TO ONCE AGAIN CLARIFY THE HOA'S POSITION ON PARKING ON THE STREET. OFFICIALLY, WE DISCOURAGE IT, BOTH FOR AESTHETIC AND SAFETY REASONS. HOWEVER, OUR HOA CANNOT MANDATE SUCH A REQUEST. CONTRARY TO SOME RESIDENTS OPINION, THE WALDEN COVENANTS DO NOT ADDRESS PARKING ON PUBLIC ROADWAYS; ONLY PARKING "WITHIN A LOT".

IN FACT, VEHICLE PARKING ON A RESIDENTIAL SUBDIVISION STREET IS SPECIFICALLY ALLOWED UNDER CITY ORDINANCE, AND OUR COVENANTS CAN NOT AND DO NOT TRUMP A CITY LAW. HOWEVER, THOSE VEHICLES MUST BE OPERABLE AND HAVE A CURRENT LICENSE PLATE. BOATS, TRAILERS, MOTOR HOMES, RV'S AND MOBILE HOMES ARE PROHIBITED FROM BEING PARKED ON A RESIDENTIAL STREET. TRUCKS, TRACTOR TRAILER OR BUSES PARKED IN A RESIDENTIAL SUBDIVISION MUST BE IN USE (BEING LOADED OR UNLOADED). PARKING IN FRONT YARDS OR ON GRASS IS ALSO NOT ALLOWED UNDER CITY OPRDINANCE.

Thanks to past volunteers for their efforts

- Paula Putnam-HOA Board Secretary 2011-2015
- Nancy Enault-Clubhouse Manager 2014-2015

Both of these ladies worked many hours on HOA business and our appreciation and gratitude are extended. We encourage others to volunteer to maintain our low dues structure and reputation as the best HOA subdivision

Recycling Alert !

It has been reported by several sources that recycling bins may be being searched by individuals. It is unknown if these individuals are Walden residents or what they may be seeking, but use caution in what you may choose to dispose of in this manner. Never put personal information, bank statements, credit card billings, etc. in recycle bins.

New Clubhouse Manager

Nadine Moore

256.289.1025

E-Mail: ladydawg35758@yahoo.com

Treasurers Report

2015 was a year focused on repair and maintenance of Walden facilities. The Club House was painted inside and out with power washing and replacement of gutters and fascia boards for \$6,932. The pool received new coping tiles, plaster liner, and additional steps for a total of \$45,592. The Walden Glen entrance received an update and the addition of new landscape and flowers for \$6,000. Walden finished 2015 with \$20,517 in our checking account and Escrow/Reserve of \$25,086.

The Homeowners Association Board approved the 2016 Operating Budget at \$60,867.31. This will cover fixed costs associated with operating the neighborhood and Variable expenses for minor repair and maintenance. We will continue to rebuild the Escrow/reserve to allow for future projects. Homeowner Dues will remain at \$350 per year payable on 1 June 2016.

In 2015 there were 16 Home closings or Refinancing's and each one required a statement from the HOA Treasurer prior to closing that dues were paid in full. Please provide your closing agent or real estate agent the Walden Treasurer's Name and Email. jamese4830@aol.com

Jim Enault

Another Request at the Q-1 HOA Meeting

Please pick up after your pets if walked in the neighborhood.

Thanks and a Shout-Out !

Salute to Jake Cianciotto who will be completing a project for Walden for his Eagle Scout award. Jake will be building two picnic tables for the pond area, in addition to painting and repairing the benches in the community. He will also dismantle and repair the bridges at the pond. The HOA Board approved the project and funding for supplies at the Q-1 meeting.

Walden Web site:

WWW.WaldenHOA.org

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

Your 2016 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
Mike Redding Second VP 203 Emerson Ct. mikebredding@gmail.com
Troy Wesson Secretary 526 Thoreau Spring Ct. troy.wesson@gmail.com
Jim Enault Treasurer 512 Thoreau Spring Ct. jamese4830@aol.com

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