

Walden Homeowners Association

208 Walden Glen Road, Madison, AL. 35758
www.waldenhoe.org

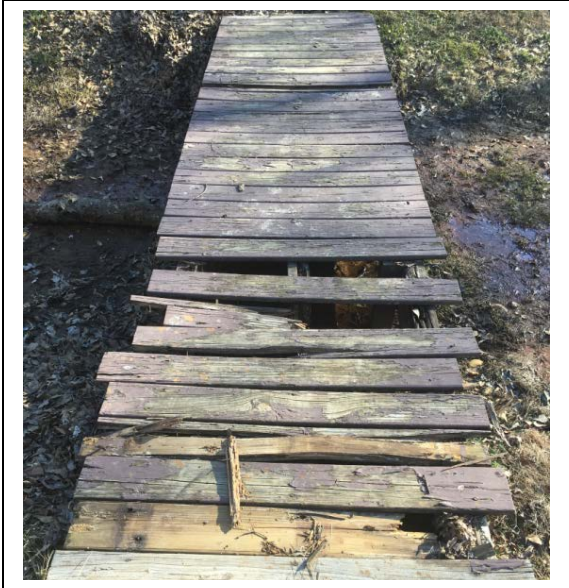
Q-2, 2016 Newsletter

Eagle Project Helps Make Walden Safer

On Saturday March 19th the Walden Community was a nicer and safer place after the completion of Jake Cianciotto's Eagle Scout Project. After meeting with the Walden Homeowners Association and his Scout Leaders, Jake Cianciotto decided to improve his neighborhood community by cleaning and restaining the park benches, removing 2 damaged bridges, and reconstructing one of them. According to Jake, the hardest part of the project was "removing the old, damaged bridge across the creek without anyone getting hurt. It was hard to tell if that bridge would break on its own before we could get it cut apart". The funniest part of the project occurred when one of his helpers decided to stain his name on the white fence after they were finished staining one of the benches. According to Jake, "it took longer to clean the fence than it took to actually stain the bench". All in all, the project went well and Jake said he learned that "it's just as important to get the right people to do the job as it is to have the right tools".

Boys from the Walden community assisting Jake included: Josh Cianciotto, Spencer Sanderson, Brandon Petrucka, Bryce Petrucka, Collin Loosier, Carson Loosier, Crawford Dunlap, Ian Berry and Noah Berry.

Jake is a member of Scout Troop 676 in Madison. **A big thank you to all who helped on this much needed project.**



Before, above, during, and after (below)



Presidents Corner:

Our HOA Board members are sometimes asked, "I could not make it to the work day, but I'd like to help when I can, what can I do?"

With 26 acres of common area, our largest area of concern is keeping trash and debris picked up from our wooded areas. Pool, pond, landscaping and clubhouse cleaning services are contracted out, but maintaining our unimproved conservancy areas is always a challenge.

If you have a spare hour, or need something for the kids to do, trash and debris collection from roadways, gutters, grass and common wooded areas is always needed and much appreciated.

Please also do not dump debris and grass clippings in the wooded common areas.

Amenity Usage

The HOA Board has established a policy that **all amenity usage** is granted to the **OCCUPANT** of a home (not necessarily the homeowner). If you rent your home here in Walden, pool privileges and clubhouse usage is granted to the occupants of the home only. We have established this policy to be consistent, uniform and fair to all involved. We hope those homeowners renting their property will understand and respect this policy decision, and we cannot allow "dual" usage (by renters and owners).

Annual HOA Garage Sale-Saturday, May 7. Signs will be posted at entrances and advertised in newspapers.

Doggie Matters.....

Springtime brings out the doggies on neighborhood walks. Please bring a doggie bag **and use it.** We're getting numerous complaints about poop left in yards or on the sidewalks ! Please be a good neighbor and pick up after your animal.

Blowin' In The Wind !

Your recycling, that is ! Please secure your bins so that light materials do not blow into the gutter and flow into the storm drains or wind up in the wooded common conservancy areas.

Treasurers Report-Dues Update

This newsletter was mailed along with our annual dues invoice for Walden homeowners. Do you wonder what your dues are used for? Did you know that each HOA Board has managed to keep the dues amount at \$ 350/annually throughout the years, since we took over from the developer in 2005? The Board approved budget for Walden's 2016/2017 operations is \$60,867.13. Revenues come from annual dues, clubhouse rentals and carry over funds from 2015. There are two categories of expenditures:

FIXED: Common area lawn care/Pool service and chemicals/Walden Clubhouse maintenance/3 Entrances and Pond maintenance / Property tax / Insurance / Walden website maintenance / Office supplies and mailing. Two of the biggest expenses are irrigation and electricity, but pool service is the largest singular category expense.

VARIABLE: Capital improvements/Pool and Clubhouse repair (major work done in 2015) / Grounds and Entrance repair (the Board cannot anticipate weather event damage and falling trees) / Pond upgrade repair/Social events / Legal fees

Your dues are essential to keep Walden the beautiful community it is.

POOL OPENS Saturday May 14

Clean Up (wash/ put out chairs) 9:00-11:00 A.M. We can use your help-bring the kids ! Pool opens at noon

Upcoming Socials at Clubhouse, 7 P.M.

Friday, April 22 and Friday, May 20

Volunteers needed for July 4 pool event, contact Terry Phelps captmorgan62@knology.net

Q-3 HOA Board Meeting

Due to the July 4th holiday weekend this year, the Q-3 HOA Board meeting will be held Tuesday, June 28th, 7 PM, at the clubhouse. Homeowners welcome

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.	james4830@aol.com

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