



Walden Homeowners Association

208 Walden Glen Road, Madison, AL. 35758

www.waldenhoa.org

Q-3, 2016 Newsletter



Thanks to Councilman Tim Holcombe for having the city complete the Thoreau Court sidewalk to meet ADA requirements. Sidewalks were also completed at the Franklin Station subdivision; both the north and south sides.

Tuesday, June 28th-
Walden Q-3 HOA
meeting, 7:00 P.M.,
Clubhouse. Note
revised date due to July
4th holiday.

Monday, July 4th-Join
us at the clubhouse for
our annual party.

11:00 A.M.-Childrens
Parade

11:30 A.M.-Buffet
opens; please bring a
side dish or dessert.

Wednesday, Aug. 3rd-
Madison City schools
students first day.

Tuesday, Aug. 23rd-
Madison city election
day: vote at Faith
Lutheran Church, 660
Gillespie Road.

Monday, Sept. 5th-
Labor Day



Pool Opening / Clean Up Day-May 14, 2016

Volunteers, left to right: Tim Holcombe, Kristal Cook, Reagan Thorum, Kris Gray, Jim Enault and Mike Redding. Thanks for the help cleaning the chairs, deck and bathrooms for the pool opening.

Presidents Corner:

As you may have heard, I will not be seeking a third term on the Madison City Council during the upcoming election season. We have accomplished a great deal in Madison since my taking office in 2008, with many challenges along the way. Some of the accomplishments include the building of James Clemens High School, the development of the Target shopping center, the construction of a new fire station #2, completion of the Bradford Creek and Mill Creek greenways, in addition to the dog park, the beginning of the Shoppes of Madison and now Towne Madison developments, the I-565 / County Line Road interchange, numerous road and bridge projects, including the County Line Road project currently under construction, and now a new library and Rec Center under design. I am proud to have been associated with many dedicated city employees and Councilmen during my tenure, and will forever be grateful for the opportunity to shape the future of our great city. The past 4 years have been especially challenging, particularly this year in my role as Council President. I wish the best to the incoming elected officials, whoever they are. I urge you to get involved and research the issues to thoroughly understand the challenges and opportunities that we face.

I wanted to touch on the school funding issue as it relates to Limestone County. While the school board and superintendent might have you believe that discontinuing annexation is the short term solution, nothing could be further from the truth, since we presently already have 1,920 acres of undeveloped residential property in our city limits in Limestone County, and another 415 acres in our city limits in Madison County. That property alone equates to 6,780 new homesites, without annexing any more property, and there is another 2,353 lots being developed in "active subdivisions". To "shut the annexation faucet off" at this point would be akin to closing the barn door after all of the horses have left the barn. Bill Holtzclaw's blog describes the situation as well as I have seen it recapped, and I recommend a read. The new administration will have its challenges from the git-go.

My thanks for your support over the years. I have enjoyed serving on the City Council and our HOA Board and intend to remain active as I approach retirement. All the best to a great subdivision.

JULY 4th PARADE AND PICNIC

The annual Walden July 4th celebration will be held on Monday (the 4th).

The Children's Parade will begin lining up at the Clubhouse at 10:45 am for a 11:00 am start. We'll need three or four volunteers to help block the streets during the parade. Kids can ride with their bikes, wagons, and strollers decorated to celebrate in red, white, and blue.

Lunch will begin after the parade - about 11:30 am. There will be pork BBQ, rolls, and chicken tenders, sauces, veggies, chips and cold drinks provided by the HOA. We'll also have cupcakes to patriotically decorate (three cupcake stations).

Please bring side dishes and desserts to share!

Hope to see you there!

Treasurers Report-Dues Update

As we reach the halfway point in the 2016 calendar and fiscal year, the Homeowners Association remains in a strong financial status. We have \$57,245.92 in our checking account and a reserve/escrow of \$25,089.64. The HOA approved the 2016 Operating Budget at \$60,867.31. This covers fixed costs associated with operating the neighborhood and variable expenses for minor repair and maintenance. We hope to rebuild the Escrow/Reserve to allow for future projects.

The homeowner dues collection is coming to a close with 98% received. Thank you to all who paid the dues payment on time. We will continue to work with individuals to reach 100%.

Home sales and refinancing have tapered off in the first half of the year but 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 with the Walden Treasurer's name and e-mail. Jamese4830@aol.com

Jim Enault

POOL USAGE RULES

- **POOL MAY ONLY BE ENTERED VIA GATE; ANYONE ENTERING THROUGH THE GAZEBO WILL BE CONSIDERED TRESPASSING. PLEASE CALL MPD NON-EMERGENCY NUMBER AT 256-722-7190 AND REQUEST THESE INDIVIDUALS BE REMOVED.**
- 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, and no smoking is allowed inside the fenced area.
- 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
- 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.
- Clubhouse parties do NOT have exclusive use of the pool. Homeowners are given priority for pool access. The clubhouse is reserved exclusively for your party; the pool is open for any homeowner to use.



Find us on:
facebook®

Walden Friends & Neighbors