



Walden Homeowners Association

208 Walden Glen Road, Madison, AL. 35758

www.waldenhoa.org

**Q-4, 2016
Newsletter**

Annual HOA meeting-Tuesday, Dec. 6th, 2016

Tuesday, December 6th is the annual Walden Homeowners' meeting at 7:00 PM in the Walden Clubhouse. Please come and participate in the continued success of our neighborhood. The meeting itself will should quite short.

The agenda includes nominations for 2017 board members. Please consider joining the board as we operative our Homeowners Association with volunteers, saving us all some money! Board members are asked to participate in a quarterly nightly meeting (yes, only once every three months), the annual meeting, and respond to staffing actions mainly via e-mail. We have five board member positions and the duties breakout below:

- **President:** Head of the HOA and responsible for leadership of the neighborhood. On point for questions and concerns from neighbors. Works with the city on issues affecting Walden. Presides over meetings. Provides content and communication to the neighborhood newsletter.
- **Vice Presidents 1 and 2:** Help work issues for the neighborhood. Supervise various committees.
- **Treasurer:** Manages the neighborhood checking and escrow accounts. Files tax reports annually in March. Collects dues in May.
- **Secretary:** Takes minutes at the meetings. Responsible for sending out neighborhood mailings and election ballots.

Hope to see you there, Thanks!

- **Please note that we anticipate several openings on the HOA Board for 2017, so it is imperative that we have at least 2 new homeowners willing to step up and lead our HOA.**

Presidents Corner:

Walden is a great subdivision community, fully built out with a strong HOA, which is self managed by resident volunteers, and has been since 2005. The HOA owns 26 acres of common area, including a clubhouse, pool, pond area, wooded conservancy and amenities at 3 nicely landscaped entrances. The HOA fully owns all this property and has no debt and sufficient cash reserves to allow it to manage any issue it may face in the near term. HOA dues have remained unchanged since day one.

Our thanks to previous Board members for their service, and all other members who have volunteered in any capacity in the past years. Your time and service are appreciated.

Architectural Review Committee

The Architectural Review Committee assists homeowner's with projects that are harmonious with the existing character of Walden. The objective is to maintain our property values and to have a beautiful and respected community, while allowing homeowner's to complete projects that meet their needs. Approval of the ARC must be obtained for the following including but not limited to:

- Modifications to existing structures and homes, including color and material.
- Fences - The community standard for fences is 6' wood shadow-box fences with arches. The fence posts must be brick and should match the brick on your house or your neighbors. Fences must be opaque stained a brown earth-tone in color. Fences may not be forward of the rear corner of the house, except in special circumstances. Completion of staining is required within 180-days of approval.
- Garages, Sheds, Outbuildings, Pool Houses, Workshops, etc - All require ARC approval prior to beginning construction. They must be 95% brick and colors must match the house including brick, trim, doors, shutters, and roofing. No wooden, metal or plastics sheds are allowed.
- Driveways, Patios, Decks, Pergolas/Arbors/Gazebos, Sunrooms, Screened-in Porches, Swimming Pools - ARC approval is required before beginning construction.
- Mailboxes - Replacement mailboxes must be the same style as you currently see. No brick mailbox structures are permitted.
- Tree Removal - Removal of live trees greater than 6" in diameter. The ARC also governs Basketball Goals and Satellite Dishes. Standards are published at www.waldenhoa.org in lieu of filing an application:
 - Basketball Goals - See the web-site for guidelines on setting up a basketball goals. Deviations must get ARC approval before installation. Goals must be installed per manufacturer direction and you may not stack sand bags or other materials on the base.
 - Satellite Dishes - See the web-site for guidelines. Basic summary is 24" or less are okay and they should be placed in the back yard or back-side of the house unless line-of-sight prohibits this (i.e. south facing homes). All outside antennas other than 24" or smaller Satellite TV dishes require prior approval. Process for ARC Approval:
 1. Review the covenants and process at www.waldenhoa.org
 2. Communicate desires with neighbors, as needed
 3. Obtain building permits, as needed
 4. Complete an application with appropriate diagrams - request walkthrough, if needed
 5. Sign and submit application to ARC for approval (e-mail also accepted in lieu of signature)
 6. Wait for approval, usually 3-5 days (ARC allowed up to 45 days)
 7. Upon approval, execute project within 180 days - including staining. Note:
 - The ARC waives the \$75 application fee for all projects completed within 180 days of approval.
 - The covenants also provide the board a mechanism to fine, place liens, and make the correction to any deficiency.

Finance Review

Walden started 2016 in a strong fiscal position. The 2016 operating budget was \$60,8676.31, and we are within that budgeted amount. The Walden Board approved the 2016 Operating Budget which includes fixed expenses for day to day operations and variable expenses which covers repair and maintenance, capital improvements, legal fees and social events. All homeowner dues are paid in full through June 1st 2017. In April, the annual dues letter will be mailed out to homeowners - payment is due June 1st, 2017. Payment is considered late on June 22nd. It is anticipated that dues will remain at \$350 for this 2017/2018 fiscal year.

If you plan to modify/refinance your current home loan or sell your property, your closing agent will require a statement from the Homeowner Association that certifies your dues are current. Some closing agents require additional information such as the percent of HOA dues paid and whether the HOA carries liability insurance. The HOA Treasurer provides this service

Clubhouse Update: A year ago, the Walden Clubhouse got a fresh coat of paint in the two interior bathrooms. The dark red front door also got repainted after repairs were made to gouges and nicks on the door. At that time, water stains were noticed near one of the ceiling fans that turned out to be a leak in the clubhouse roof. The roof repair was put out for bid and the job was completed on January 14th, 2015. But this led the HOA Board to do a careful look at the overall condition of the clubhouse - interior and exterior. The Clubhouse is aging and, like any building or house, some preventative maintenance is definitely needed. The new Board has authorized caulking and patching of the crown molding and trim, some patches to the walls, and a fresh paint job for the interior. Hopefully, that work will take place over the next several weeks. When better weather rolls around, the exterior fascia board and decorative trim above the brick walls will need some repair and replacement and also cleaning and repainting. Doing this work within this year's timeframe will, hopefully, prevent more extensive exterior work needed down the line.

The Walden Clubhouse is available for rental by all Walden resident households. Go to <http://waldenhoa.org>. On the Home screen - on the right, under Clubhouse, you can view the Clubhouse Calendar, the Clubhouse Reservation Guidelines, the Clubhouse Rental Procedure and the Clubhouse Rental Agreement. For reservations, e-mail: contact@waldenhoa.org. All reservations will be confirmed by e-mail and the Clubhouse Calendar will be updated to reflect your rental day. Reservations are not made beyond six months. The Clubhouse Manager or HOA contact will meet you at the Clubhouse on the day of your event to exchange the key, your signed rental agreement and your \$100 security deposit check. A \$50 usage fee will be collected for each rental if the household has already used their one "free" annual (calendar year) use. The Walden HOA also hosts some events for all residents at the Clubhouse each year.

Social Committee Update:

- No holiday themed party planned this year due to minimal attendance in years past.
- Seeking volunteers to serve on this committee in 2017.
- Thanks to all who have served in this capacity in previous years !