



Walden Homeowners Association

208 Walden Glen Road, Madison, AL. 35758

www.waldenhoa.org

Facebook: Walden Friends & Neighbors

HOA Email: Contact@waldenhoa.org

Q-3, 2018 Newsletter

Dates to Remember:

- Sept 8 – Community Yard Sale, 8am-12pm
- Sept 8 – Hot Dog Cookout, 12-3pm @ Pool
- Sep 15 – Pool Closes
- Oct 2 – HOA Board Mtg, 7-9pm
- Dec 10 – Holiday Open House

Welcome, New Neighbors!

- The Sinopoli Family - 120 Conservancy
- The Ross Family – 309 Walden Glen Ct
- The Hinsdales - 411 Thoreau Spring Rd
- The Burtons – 102 Merrimack Ct
- The Walkers – 207 Thoreau Ct

HOA Board Notes

Board met July 18th with 6 Homeowners present.

1. Treasurer Report.

- All HOA Dues collected. Thanks to all who paid on time.
- Exploring PayPal portal for next year's dues.

Assets (for period ending June 30, 2018)

Cash in Checking: \$55,011.55

Reserve-Escrow: \$33,339.09

Total: \$88,350.64

Current Liabilities: \$0.00

2018 Board Approved Budget: \$64,450.00

2. Grounds Report.

- Submitted our entrances for Beautification Awards – each one recognized as Madison Honor Roll winners (5 years of earning this distinction).
- Pool Fence Painting – Looking for volunteers to support painting pool fence. Date to be announced when it's cooler – stay tuned.
- Tree removal – Taken down 11 trees in past 6 months on Walden Glen Rd entrance and Conservancy Rd circle. Call Dusty if a common area tree comes down: 580-919-3127.
- Exploring options to prevent unauthorized access through pool gazebo.

3. Architecture Review Committee. Thanks to all for using ARC process – it's working with great success. 3 projects approved.

4. Social Committee.

- Board agreed to host Hot Dog Social on Sept 8, 1200-1500 at pool. Come out to enjoy.
- Planning underway for Holiday Open House 12/10/2018, looking for great ideas and volunteers.

Walden HOA Board

President: Jim Enault

1st VP: Mike Louque

2nd VP: Dusty O'Neill

Treasurer: Rod Ashcraft

Secretary: Vacant

Walden Homeowners Association



Everyone Enjoys a Parade!
Happy Independence Day!
Thanks to Christine and Rod
Ashcraft for organizing a great
event!



Thanks to Eagle Scout
Josh Cianciotto for
leading this project to
refurbish the gazebo and
add new life for years to
come.



Road repairs on
Emerson Rd. are
complete; next up is
the hole on
Conservancy Dr. MPW
will explore cause then
complete repair in next
30 days.



Covenant Reminders

1. ATVs and mini-bikes are restricted from operation on unpaved common property such as around the pond, behind the homes west of Thoreau Court and Thoreau Springs Court, or on pathways such as sidewalks. This is a violation of Article VI, Section 4 of HOA Covenants.
2. The pool area is under constant video surveillance. We have had a couple incidents with teens trespassing in the pool area after 9pm closing. Please ensure our teens understand the rules. Please refer to Pool Rules on HOA website.
3. The vast majority of the community maintains their lot free of weeds and debris per Article VI, Section 31k. We encourage all to keep our community looking great.