



# Walden Homeowners Association

208 Walden Glen Road, Madison, AL. 35758

[www.waldenhoa.org](http://www.waldenhoa.org)

Facebook: Walden Friends & Neighbors

HOA Email: [Contact@waldenhoa.org](mailto:Contact@waldenhoa.org)

*Q-4, 2019 Newsletter*

**Welcome, New Neighbors!**

**The Black Family, 304 Walden Glen Ct;**

**The Aldridge Family, 306 Walden Glen Ct;**

**The Clingerman Family, 300 Walden Glen Ct;**

**The Csontos Family, 116 Conservancy Dr**

2019 Dates to Remember:

**Dec 3 – Annual Board Meeting/Elections**

**Dec 8 – Holiday Open House**

## HOA Board Notes

Board met on 01 October for quarterly meeting with 9 Homeowners present; no comments. Walden was presented an Award of Excellence from Madison; it is posted in the clubhouse.

Treasurer Report as of 01 Oct 2019 (Rod Ashcraft). Thanks to all who paid dues on time. Property taxes paid on 30 Sept. Board agreed to carryover \$18k to begin new year funding.

- Cash in Checking: \$39,434.87; Reserve-Escrow: \$37,451.91; Total: \$76,886.61

## **WALDEN HOA HOLIDAY OPEN HOUSE**

*Please join us for a Holiday Open House at the Walden Clubhouse (Kids Welcome) on Sunday, December 8<sup>th</sup>, 2019 between 1:30pm to 4:30pm. Refreshments and Holiday Cheer will be provided.*



- Walden BUNCO Group kicked off its first meeting on 28 Oct and the next round will be 02 Dec from 7-9pm at the Clubhouse. Check Walden FB page for invite and join the fun!



HOA President's Corner  
President's Message

As we approach the holidays and the end of the Walden Homeowners Association fiscal year, I would like to provide an assessment of 2019 and, secondly, ask for your help as we go forward into 2020. During 2019, the association stayed within our approved operational budget, funded additional money to the reserve, and thanks to the Walden Treasurer, Rod Ashcraft, collected 100% of our annual dues. These are all indicators of a strong, stable Homeowner's Association with annual dues of \$350, one of the lowest yearly dues in Madison. We survived a long, hot summer and enjoyed a swimming pool season with very few issues or problems. The camera system and key cards have proven their worth. The Walden clubhouse was reserved for 59 days last year, and we are on pace to exceed that number in 2019. Luckily, the requirement to spend money removing trees was limited this year. Finally, home values have continued to increase in Walden with time on market going down and home sale prices increasing. All these trends point to a desirable neighborhood to live in.

On Tuesday, December 3, 2019, the Board will hold the Annual Homeowners meeting where homeowners have an opportunity to provide comments, ideas, and complaints. More importantly, we will nominate and elect a new Board. These are five individuals that will lead the community in 2020 and ensure Walden stays a great place to live. After nine years as a member of the Board, serving in a variety of positions, I'm stepping down. Rod Ashcraft has also expressed his desire to resign as Treasurer. We absolutely need new homeowners to step up and serve in these positions. Just as important as the board positions, is the requirement for volunteers to take on duties such as Clubhouse Manager, social committee, pool committee, and grounds support team. Nadine Moore has also announced her retirement as Clubhouse Manager, a job she has held for many years. These positions are critical to keeping dues down and providing good services to the residents. These positions can be performed by a team of people so that no one person carries the full burden.

Walden has suffered a slow, general decline in the number of volunteers. Some of this has occurred because many of the original families now have older kids or the outside activities have increased with baseball, soccer, swimming, dance..... the list goes on. However, we need homeowners to step up and take on either board duties or volunteer positions.

Without new volunteers, services residents have enjoyed such as a yearly, free clubhouse rental and social events like the 4<sup>th</sup> of July parade/BBQ and the Holiday social will not happen. Without a Board of Directors, **Walden will be forced to hire a property management company to run the neighborhood.** This comes with additional cost and generally rigid enforcement of covenant rules. I believe that very few homeowners want that solution, but Walden needs new folks to step up.

If interested in serving, please contact one of the current HOA Board Members and definitely come to the Walden Annual meeting. We can provide additional details on volunteer requirements and the amount of time required.

Thank you and Happy Holidays, Jim Enault

Walden HOA Board

President: Jim Enault; 1<sup>st</sup> VP: Tom Arnold; 2<sup>nd</sup> VP: Cristina Khaleel;  
Treasurer: Rod Ashcraft; Secretary: Melanie O'Neill