



Walden Homeowners Association

208 Walden Glen Road, Madison, AL. 35758

www.waldenhoe.org

Facebook: Walden Friends & Neighbors

HOA Email: Contact@waldenhoe.org

Q-2, 2021 Newsletter

Walden HOA Board

President: Tom Arnold

1st VP: Rodney Ashcraft

2nd VP: James Ross

Treasurer: Andrea Green

Secretary: Melanie O'Neill

2021 Dates to Remember:

May 8 – Pool Clean up/Opening

Jun 1 – HOA Dues deadline

Jul 4 – Independence Day Parade

Jul 6 – HOA Board Mtg

Sep 19 – Pool Closing

Oct 5 – HOA Board Mtg

Dec 4 – Holiday Open House

Dec 7 – Annual Board Meeting/Elections

HOA President's Corner

Dear Walden Homeowners and Residents,

I am delighted to be your HOA President this year. Having moved to this neighborhood a few years ago and working on previous years' boards, I want to continue to see our community remain the golden standard for the City of Madison. I am grateful this year to be joined by Melanie O'Neill and Andrea Green, our returning Secretary and Treasurer, respectively, and who both bring a great wealth of knowledge and experience. I am also grateful to be joined by Rod Ashcraft and Jim Ross serving as vice presidents. Rod has previously served on the board in multiple positions and brings great experience; while Jim is new to our board, he has no lack of experience.

Our objectives this year are to maintain the community property and enforce community standards. We began the process of repairing the clubhouse by tendering quotes for window replacement which we will complete this year. We are also preparing to replace the air conditioning unit at the clubhouse which is 15 years old. To save money, we are looking for storage solutions to reduce or eliminate the need for annual rental of a self-storage unit.

As our first official act this year as a board, we voted to increase annual dues by \$70 per year. This is the first HOA dues increase ever for our neighborhood. We felt it was important due not only to our increased annual operating costs, but also to support major repairs throughout our community. Overdue repairs such as these, paying for repairs due to vandalism, and removing dead or dying trees endangering property quickly eliminated our surplus last year and we are expecting similar maintenance costs over the next few years.

I look forward to hearing from the homeowners and residents at our upcoming HOA Board meetings. We need your input to keep our community safe and to help refine our priorities.

Thank you,

Tom Arnold

President, Walden HOA

HOA Board Notes

HOA Board met on 5 January and 6 April. Troy Wesson retains Architectural Review Chair, Heather Csontos continues as Clubhouse Manager. Kris Gray has stepped down as Welcome Committee Chair but due to Covid we have paused that activity. Social Committee has also paused, but we hope to find use for it soon! Thanks to our volunteers for their support!! We are always seeking volunteers!

Treasurer Report as of 4 April 2021

Cash in Checking: \$10,207.94
Reserve-Escrow: \$37,465.55
Total: \$47,673.49
Current Liabilities: \$0.00

Grounds – Rodney Ashcraft

The pond bubbler aerators have been repaired and will minimize the algae problem this summer. New lighting and improved wiring for the Walden Glen entrance. New signs have been added to replace those damaged by vandalism. Expenses continue to escalate to repair and replace assets being willfully damaged.

Covenants – Rodney Ashcraft

Volunteers have been accepted to serve on the Covenants Committee. The HOA Board will select those volunteering to serve, and meetings will begin to compile covenants updates as well as advise the HOA Board on covenants issues.

Pool – James Ross

The Walden Pool will open on Saturday, May 8th. At 8:00 a.m. on May 8th we need residents to meet at the pool to conduct final set-up and clean-up before the Noon opening. Also, I'm looking for volunteers to serve on a Pool Committee that will take a fresh look at Pool Policies, coordinate maintenance, and help with any pool related issues. Contact me at (256) 724-0928 or JROSS9498@gmail.com if you would be interested in serving on the Walden HOA Pool Committee. Also, please reach out if you need a pool access card. Replacement cards are \$25.

Clubhouse – Heather Csontos and Melanie O'Neill

Rentals are picking up again. Use the webpage to book your rentals. We are currently seeking bids to replace the windows of the clubhouse, and possibly enclose the side patio to use for storage.

Other News: We recently emptied the storage unit on Balch Road due to another price increase. Rather than pay \$960/year to store old records and holiday decorations, we are seeking estimates to enclose the side patio of the clubhouse. For now, HOA board members are storing these items in their homes.

Covid isn't gone yet. We have opened the clubhouse for rental and will open the pool soon, but they are both used at your own risk.

Spring is in the air and we are enjoying our time outside! Here's a friendly reminder to please keep dogs on leashes while walking them, and please clean up after your pet. No one wants a surprise in their yard. Keep Walden beautiful.

Vandalism continues to waste our HOA funds. If you see something happening, please call the police at 256-722-7190. This is a non-emergency number.