



Walden Homeowners Association

208 Walden Glen Road, Madison, AL. 35758

www.waldenhoea.org

Facebook: Walden Friends & Neighbors

HOA Email: Contact@waldenhoea.org

Q-4, 2021 Newsletter

2021 Dates to Remember:
**Dec 4 – Annual Association Meeting/
Elections, 2-4pm**
Dec 17 – Christmas Caroling 6pm
2 January – New Year’s Reception 2-4pm

Welcome, New Neighbors!
Sean and Ericka Gorman - 110 Conservancy Dr.
William and Sterling Burton - 107 Merrimack Ct.
Dale and Anh Downhour - 104 Preserve Ct.
Brad and Jessica Culligan – 205 Walden Glen Rd.
Jake and Leonila Blyden – 105 Merrimack Ct.

HOA President’s Corner

Fall is upon us; as the season changes, so it is time for change in our community. Thank you residents, homeowners, and board members for your support during our last year. As we prepare for our annual homeowner’s meeting in December, please begin to think about who you would like to serve next year. We are always looking for volunteers to nominate to the board and our committees. Speaking of committees, this year we had a Covenants Committee for the first time in several years. The committee presented recommendations for updating our covenants which the board will work through the next few weeks and hope to have ready for presentation at the annual meeting. Until changed, the board and covenants committee will enforce all current covenants to the best of our ability. We knew this was a priority for you and so we made it a priority for us. In September, in accordance with our enforcement policy, we began mailing out reminders to residents who have reported infractions. If you want to report a covenant violation, please email contact@waldenhoea.org, drop a note in the clubhouse mailbox, or reach out directly to a board member. This year we also took the step to increase dues for the first time in the history of this neighborhood. The additional dues money was needed to cover the deficit growing between our income and operating expenses. I look forward to seeing everyone for our annual homeowners meeting in December.

Congratulations to our Fall Decorating Contest Winners! The Denny family, the Simmons family and the Culligan family received Crumble Cookie gift cards!



HOA Board Notes

1. **Treasurer Report as of 12 Oct 2021 (Andrea Green)** - We will finish the year in the black. Thanks to all who paid dues on time. HOA Property taxes were paid on 30 Sept.

Checking/Paypal: \$47,849

Reserve/Escrow: \$38,939

Total: \$86,788

Projected Expenses through 31 Dec: bills about \$14,500 and Clubhouse windows \$9300.

2. **Grounds Report (Rod Ashcraft)** - The two benches at the pond which were vandalized have been repaired and painted. I will paint all the benches, hopefully before Thanksgiving. Litter at two of our three entrances continues to be a problem. New signs for the pond have been purchased and will be installed soon. A vehicle crash at the pond entrance damaged a few plantings and will require re-planting in the Spring. Sprinkler systems have been reliable while water expenses are high and have been shut down for the winter. Sprinkler controller at Conservancy entrance is damaged – probably by lightning. With HOA Board approval residents have removed trees in common areas that place their homes at risk. Repairs for fence were not available from spares on hand and were installed by vendor. Decision on fence along Gillespie required – overgrown and unsightly. Two trees removed along Browns Ferry Rd that were leaning on fence. One was large enough to fall across the road. No progress on pond sump pump or pond overflow drain. \$5000 in budget. Possible in Oct-Nov. Grounds/Entrance repairs over budget already. Walden is no longer a new development but rather an aging one requiring more and more maintenance. Over 20 years the cost of property taxes, insurance, lawn care, electricity, water, pool care, etc have increased significantly and will likely continue to do so. Areas of particular concern are trees and fences.

3. **Covenants Committee (Andrea Green, Edward O'Neill)** - The Covenants Committee revised the existing Covenants both to streamline the document to make it easier to read, and to discuss the existing covenants merits and weigh their applicability. The revision recommendations have been given to the board to review and accept. Any revisions requires a 2/3 Association vote or 3/4 of the board to accept revisions, per Article XII, Section 4. Any revisions will be sent to an attorney to review and later filed with the courthouse. Every homeowner is responsible for maintaining their property and the Walden community per the covenants, which are found at www.Waldenhwa.org.

4. **Pool Committee (James Ross)** - We have completed installation of the upgrade to our Pool Gate Access. New system is state-of-the-art replacement of the reader which allows Mobile Smartphone access as well as Encrypted Key Card Access. For those of you that submitted your information for smartphone access to pool gate, be on the lookout for an email from OPENPATH. This will provide you the instructions needed to get set up. Check Junk Folders if you don't get it. Physical Cards are \$5 each and you can place a check in Clubhouse mailbox once you receive your cards. For anyone who is interested in Smartphone access that didn't submit earlier I just need some basic information. Email the following to Contact@waldenhwa.org: - email address - First Name - Last Name (Add your address if you also want a physical card). Lastly, we are going to complete upgrades to pumps and filters during the off-season.

5. **Clubhouse (Heather Csontos)** - New windows will be installed in the clubhouse in the coming weeks. Heather is stepping down as Clubhouse Manager and a new volunteer manager is needed. Thank you to Heather for two years of exceptional service to our community!

Job description: The clubhouse manager receives rental requests from residents and updates the community calendar. On the day of a rental, will meet with resident to collect contract and security deposit and issue key, then will inspect clubhouse on following day. Each month, the manager ensures the professional cleaners do their job well, and maintains supplies for rentals. Works with HOA board to maintain clubhouse and take corrective action if needed.

6. **Social Committee (Andrea Green and Heather Csontos)** - the Holiday Reception on has been moved to a New Years (Adults Only) reception 2 January at 1pm. On 17 December we'll have Christmas Caroling for all ages. We will meet at the corner of Conservancy and Thoreau Spring Rd at 6pm and finish with cookies and cocoa at the clubhouse. Bunco will be 14 December 7pm (white elephant) at the clubhouse. Congratulations to our fall decoration winners! Thank you for making our neighborhood look so festive!