



## January 2022 Newsletter

### Walden HOA Board

President: Tom Arnold  
1<sup>st</sup> VP: James Ross  
2<sup>nd</sup> VP: Rodney Ashcraft  
Treasurer: Wanda Spickard  
Secretary: Mimi Georganas



## Walden Homeowners Association

208 Walden Glen Road, Madison, AL 35758

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

Facebook: Walden Friends & Neighbors

HOA Email: [contact@waldenhoe.org](mailto:contact@waldenhoe.org)

### 2022 Dates to Remember

#### HOA Board Meetings (Dates/times subject to change)

Special Session: February 1 @ 6pm

Work Session: March 1

HOA Meeting: April 5 @ 7pm

Work Sessions: May 3, June 7

HOA Meeting: July 12 @ 7pm

Work Sessions: August 2, September 6

HOA Meeting: October 11 @ 7pm

Work Session: November 8

Annual HOA Meeting/Elections: December 3 or 11

#### Additional Dates (Dates/times subject to change)

Community Pool Clean Up: May 21 @ 8am-Noon

Pool Opens: May 21 @ Noon

Issue Pool Access Cards: May 21 @ 11:30am-2:30pm

Issue Pool Access Cards: May 22 @ Noon-2pm

**HOA Dues Deadline: June 1**

Check [www.waldenhoe.org](http://www.waldenhoe.org) Calendar for latest information.

### HOA President's Corner

Dear Walden Homeowners and Residents,

I would like to thank Mr. James Ross and Mr. Rod Ashcraft for returning this year to serve as your Vice Presidents on our board. I would also like to thank and welcome to the board Mrs. Mimi Georganas and Mrs. Wanda Spickard who stepped up to be your Secretary and Treasurer, respectively. This year we are increasing the number of HOA Board meetings to once a month. This allows your board to get more work done on your behalf and allows you more opportunities to provide input. We would also like to modify our Community By-Laws; specifically on the means we are required to communicate with residents. To achieve this change, we will hold a special session on 1 February to receive community buy-in to allow us to increase official communication over digital means (such as email and text). We feel this will improve our ability to keep you informed of neighborhood activities. I hope to hear your feedback and input in February in preparation for a community-wide mail ballot.

Covenants - Last year we had a great learning experience with re-initiating our covenants committee. This year we will continue building on that success by developing consistency in application of our covenants enforcement with other communities in Madison. We recognize our covenants are the same or similar to other communities, and we want to enforce them equally. If you would like to participate in the covenants committee, please reach out to [contact@waldenhoe.org](mailto:contact@waldenhoe.org).

ARC - The Architecture Review Committee needs your help in keeping our neighborhood looking consistent and meeting standards. We also need help in monitoring improvements to homes. If you are interested in participating with the ARC, please reach out to [contact@waldenhoe.org](mailto:contact@waldenhoe.org). You are guaranteed to learn more about building codes, city and community planning, and how we can keep our neighborhood looking beautiful.

Thank you,  
Tom Arnold - President, Walden HOA

### Treasurer – Wanda Spickard

Checking Balance: \$24,149.92. Reserve/Escrow Balance: \$38,939.95. 2022 Approved Budget: \$69,800.

The 2022 Approved Budget covers costs associated with operating the neighborhood, maintenance, and minor repairs. With our aging neighborhood, expenses continue to increase which is a concern. We will continue to rebuild the Reserve/Escrow to allow for future major maintenance/repairs/improvements.

If you have already received a pool keycard and not paid, please send in \$5 payment for each card. Drop in Walden HOA clubhouse mailbox (open door then push envelope to back until it drops into locked area).

If you plan to sell your property, your closing agent will need a statement from Walden HOA Treasurer regarding whether dues are paid. Closing agent may contact me at [waldenhoafinance@gmail.com](mailto:waldenhoafinance@gmail.com).

HOA Annual dues notice will be mailed to homeowners in April. HOA dues deadline is June 1<sup>st</sup>, 2022.



### Grounds - Rod Ashcraft

The Walden HOA Board has recently changed our common grounds service contractors. Value for our money was the prime factor in these changes. Southern Proper Lawns will provide lawn maintenance and TDI will treat the common area grass.



### Clubhouse and Community Involvement - Mimi Georganas (Board Secretary)

New windows have been installed in clubhouse. A big thanks to Rod Ashcraft for managing this large project. Exterior clubhouse damage (rotted wood) will be repaired, and exterior painted as soon as weather permits.

Due to rising costs of utilities, insurance, maintenance and increased security needs, **the cost of clubhouse rental has been raised to fifty (\$50.00) dollars for the first rental day and one hundred (\$100.00) dollars for subsequent days. The security deposit for ALL rentals has been increased to one hundred fifty (150.00) dollars.** We are doing our best to cut all costs and preserve our limited resources by increasing costs that are not mandatory. New pricing is effective immediately. Basic clean-up can be arranged to be done professionally at an additional cost at resident's request, or cleaning to be done by resident. (As with prior years in dealing with Covid and health issues, Clubhouse and pool usage are at your own risk).

The Community Involvement team will be creating a welcome letter for new residents and will hopefully, be able to facilitate some new programs that will include households of common interests. Walking, yoga, dog meets at the park, and possibly some professionals such as our resident Realtors can periodically update us with market trends (information, not solicitation), have been suggested. Please try and join us at the February 1<sup>st</sup> 2022 HOA meeting, for your input. Community is so important during these challenging times. Thank you for choosing Walden as your home.

### Pool - James Ross (Walden HOA Vice President/Community Pool Committee Lead)

The Walden Community Swimming Pool Opening Day will be Saturday, May 21, 2022. In preparation for the opening day, the HOA will be purchasing new pool furniture which will include 20 Loungers, 10 Chairs and a Picnic Table. During the next Community-Wide Yard Sale, we will be putting all the old pool furniture up for sale at a reasonable price.

Will be looking for volunteers from across the neighborhood to help prepare the pool for Opening Day by helping with pool set-up, power washing, etc. from 8:00-Noon on May 21, 2022. The pool will then be opened for community use at Noon. There will be a station set up inside the clubhouse on Opening day (11:30 AM – 2:30 PM) to issue digital smartphone access and/or keycard access to the pool area. Keycards are \$5 and you can purchase on location. On Sunday, May 22 there will be additional opportunity to get pool access from Noon-2:00 PM at the clubhouse. Anyone in the community that desires pool access that can't make the issue times on May 21-22, 2022 can send a note to [contact@waldenhoa.org](mailto:contact@waldenhoa.org) and I'll work with you.

All residents need to be familiar with the Pool Rules and Hours of Operation. This information is available on our Walden Website and is posted in two locations at the pool.