

# Walden Homeowners Association



208 Walden Glen Road, Madison, AL 35758

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

Facebook: Walden Friends & Neighbors

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

## November 2022 Newsletter

### Walden HOA Board

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

### 2022 Dates to Remember

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

Annual HOA Meeting/Elections: December 11<sup>th</sup> at 4pm

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

### HOA President's Corner - Tom Arnold (President, Walden HOA)

Dear Walden Homeowners and Residents,

Another year is coming to a close, and I am proud to review all the Walden Board has accomplished. We continued enforcement of covenants and have seen a positive response from Homeowners. I thank each of you for holding to our agreed to covenants and respecting each other. The majority of Walden Homeowners have been explicit in expecting us all to respect our covenants. We completed repairs to the clubhouse and the improvements have been appreciated especially by residents that use it for private events. Thanks to our two new Board members, Mrs. Mimi Georganas and Mrs. Wanda Spickard, we revamped our budget and accounting and renegotiated our service contracts. As a result, during this time of record inflation and rising fuel costs, we were able to reduce the overall maintenance costs for our community. Many neighboring communities have seen record high increases, we've managed to reduce ours. Thanks to everyone that voted to amend our By-Laws to allow for digital communication which will also save us money. Our clubhouse manager and outreach chair held two adult-only events at the clubhouse this year; we tried to have some child-friendly events but received no interest from residents.

Financially we are sound but need to continue being extremely cost conscious due to the major maintenance items we expect over the next couple years. Clubhouse will be needing a new air conditioning system and roof; the pool will be needing new filters as well as repairing/replacing the concrete. I know there was some interest in other payment forms for dues, such as PayPal; since we lost money on that last year, we discontinued the practice and I do not recommend it in the future.

As we prepare for our **Annual Board Meeting at 4:00, on December 11**, please consider participating on the Board, a committee, or volunteering for an event; nothing happens in this community without our volunteers. Also, please consider which of your neighbors you would like to see to continue to lead this community and the Board. Your input and participation are needed, so please plan to attend the meeting.

Thank you for a very productive and excellent year. It has been a pleasure to serve another term as your President and member of the Walden HOA Board. Thank you, Board members, for taking your time to keep this community a beacon of excellence in Madison.

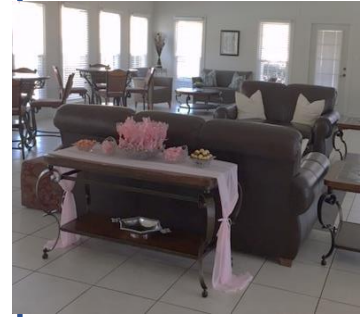
### Pool Report - James Ross (1<sup>st</sup> Vice President, Walden HOA/Community Pool Committee Lead)

The Walden Pool was officially closed for the season on October 1, 2022. In order to cut costs and improve service we switched to a new pool contractor in late summer and immediately recognized the benefits across the board. We also had a relatively smooth transition to a new security system that provides mobile phone or key card access. If any residents still need access for next year just send the name, email, and address to [contact@waldenhoea.org](mailto:contact@waldenhoea.org) and we will get you set up. Thank you to all the residents and guests who did a phenomenal job of following the posted rules and policing up after yourselves all season. Special shoutout to Mimi Georganas (HOA Clubhouse Manager) for regularly cleaning/stocking the pool bathrooms all season which saved the community money.



### **Clubhouse/Community Report - Mimi Georganas (Secretary, Walden HOA)**

This year Walden residents enjoyed many events at our Clubhouse, and everyone was so gracious. The exterior rot repair/paint and new paint to the interior, new windows, plumbing and tile repairs, and organization to the interior and exterior were enjoyed by all as we were able to gather again. Clubhouse has seen many updates this year but unfortunately, the HVAC is on borrowed time as well as the roof. A big thank you to all the residents that volunteered and provided additions to the clubhouse and helped with cleaning. The Arnold, Ashcraft and Bowie families helped with so many projects, too numerous to list. Lastly, a thank you to Dana Tilton and Chris Ashcraft for graciously helping with social events and Chris, helping with our email system. We also appreciated Dusty O'Neill for helping with graduation signs. Wishing everyone a healthy holiday season.



**119  
Conservancy**

**Halloween  
Decorating  
Winner**

**Happy  
Thanksgiving**



**Happy  
Holidays**



### **Grounds Report - Rod Ashcraft (2<sup>nd</sup> Vice President, Walden HOA)**

Our new grounds contractor has saved us all money this year and we are pleased he wants to continue to work with us. We've made repairs to all four irrigation systems and started to improve our plantings. We also were able to save thousands of dollars by negotiating with a new chemical company. Volunteers helped to limb up trees, collect branches and repair and repaint the benches at the pond.

We continue to have a parking/safety concern in the median at the pond entrance and non-residents fishing. Most Walden residents understand that parking in the median are safety and traffic concerns. We also continue to have an ongoing problem with trash. White perimeter fence needs pressure washing and brush removal. We'll continue to improve Walden, and hope that we can get more volunteers for some projects next year to help fight inflationary costs.

We placed a memorial plaque for Jim Enault on one of the benches as a small token of so many years of volunteering and serving Walden. Jim's presence and input are greatly missed by many of us.



### **Treasurer Report – Wanda Spickard (Treasurer, Walden HOA)**

All HOA Dues were collected. Thank you to all homeowners that paid on time.

Walden HOA Board has been very careful with spending this year due to inflation. Thanks to Board members for cutting costs and taking on additional personal tasks. Due to contract renegotiations, many hours of volunteer time from Board members, and increase in homeowners volunteering, we will be able to put some cash into our reserve/escrow account.

As of 11/2/2022, our checking balance is \$46,906.97. Of this balance, we plan to carryover \$24,685.74 to pay 2023 expenses until all Dues are collected in June 2023. Remainder of balance will cover expenses thru end of this year 2022 and allow us to put some money into our reserve/escrow account.

Walden HOA Board is preparing for future large expenses by adding funds into Reserve/Escrow account. For example, pool repairs (pump and plaster), replace Clubhouse HVAC, replace Clubhouse roof, additional grounds maintenance, etc. will be expensive. It is essential that we keep reserve/escrow balance growing and make wise choices with our finances.

This reduces likelihood of an assessment needed to cover the cost of these large expenses. As of 11/2/2022, our reserve/escrow balance is \$38,943.19. Plan to put at least \$2,576.07 in reserves in spite of rising costs and inflation.

Wishing all a wonderful Holiday Season!