



Walden Homeowners Association

208 Walden Glen Road, Madison, AL 35758

www.waldenhoe.org

Facebook: Walden Friends & Neighbors

HOA Email: contact@waldenhoe.org

February 2023 Newsletter

Walden HOA Board

President: Tom Arnold
1st VP: James Ross
2nd VP: Dana Tilton
Treasurer: Rodney Ashcraft
Secretary: Mimi Georganas



2023 Dates to Remember

HOA Board Meetings

March 7, 2023 at 7pm

April 4, 2023 at 7pm

May 2, 2023 at 7pm

June 6, 2023 at 7pm

July 11, 2023 at 7pm

August 1, 2023 at 7pm

September 12, 2023 at 7pm

October 3, 2023 at 7pm

November 7, 2023 at 7pm

ANNUAL HOA MEETING: December 2, 2023 at 2pm

HOA Board meetings are typically every first Tuesday of the month at 7pm. Please check Calendar at www.waldenhoe.org for latest information. You may also contact the Board at contact@waldenhoe.org with any issues or questions.

Additional Dates (Dates/times subject to change)

Community Day: April 22, 2023 (more details to come)

HOA Dues Deadline: June 1, 2023

HOA President's Corner – Tom Arnold – Walden HOA President

From the President,

What a great year we had and I am looking forward to this one even more. We have some outstanding homeowners who stepped up to volunteer last year and participated to make our neighborhood great! In the spirit of volunteering, this year we need every resident to spend a little time participating in community activities. We would like to do more, but cannot without your support. If you want more adult, child, family, or community events, then please volunteer to coordinate one for our great community. Events include holiday gatherings, community clean-up, and even community yard sales! The board can provide resources if someone is willing to lead; and what better way to meet your neighbors!

Financially, we are still sound as volunteers kept our operating costs down; but without volunteers, we will spend more on routine maintenance and cleaning. We have what some may consider 'a lot' in our reserves, but we project much of that being spent in the next couple years for major repairs to the pool and clubhouse. We strive every year to save money and squirrel some away so these major repairs (roof, pool, a/c) are covered.

Thank you all for our amazing community of which I could not be more proud to be a member.



Pool Report - James Ross (Walden HOA 1st Vice President/Community Pool Committee Lead)

We know the pool season is important to many, this year we will be extending our pool season by attempting to open early and keep the pool open as long as weather permits. In doing your part, we need as many volunteers as possible on Community Day (April 22, 2023) to help with pool furniture cleaning and set up. If anyone is in need of pool access, please send name, email and address to contact@waldenhoa.org. We look forward to another year of residents and guests respecting our rules and policing themselves all season, as everyone did a great job last year. We do need all that enjoy the pool, to clean up after themselves, keep trash picked up, bathrooms clean, etc. to keep costs down.

Walden Board/Covenants

Many of the fences in the community need stain and repairs. Madison Fence Co is willing to give estimates and hopefully save everyone money. Call them at 256-859-9639 **BEFORE March 8** and ask to be put on the "Walden List" for an estimate if your fence needs work. (Walden Board is not recommending any ONE fence company, this is being done as a courtesy). Additionally, we received a complaint about a resident from another community trespassing and causing damage to Walden Conservation area. In reviewing that complaint, Walden residents have also been storing trailers, wood, furniture, etc. on Walden property. We have bylaws, covenants, and conservation standards we have all agreed to by living here. The Board will be issuing violation notices within the next sixty days. We thank you for keeping Walden maintained. Contact us if you have any questions or concerns.

Treasurer Report – Rodney Ashcraft (Walden HOA Treasurer)

Walden Operations Account: \$24,157.00 Reserve Account: \$56,094.00

2023 Dues Assessment will remain at \$420.00 thanks to budgeting and volunteers. We must continue to add to our reserves for future costs with all areas of our community. (We are currently working on a budget analysis for upcoming years). We need more residents to volunteer their time to keep costs down. Most residents understand Dues need to be in our Clubhouse mailbox by June 1, 2023. Dues will be considered late if payments are received in our mailbox **June 2-June 16, a \$25.00 late fee** will be assessed. Payments received in our mailbox **June 17 or later will incur late fees of \$50.00 PLUS \$5.00 per day until paid in full.** We are notifying all residents now, to give everyone PLENTY of time to budget for Dues and make their \$420.00 payment by **June 1, 2023**. As always, you may mail your check payment to Walden HOA, 208 Walden Glen Rd, Madison AL, 35758 or hand deliver to the Clubhouse mailbox, being sure to slide your payment in the back of the mailbox. We will send another Dues reminder in April/May timeframe.

Grounds Report – Mimi Georganas

This year we are focused on continuing to improve our entrances, cleaning the white fencing, limbing up tall branches and keeping our community beautiful. Please help with picking up trash in our common areas, your effort keeps our costs down as a community. Your support and efforts on Community Day will help immensely. The pond entrance/median is a "no parking zone" as established earlier this year. We appreciate residents and guests respecting this ordinance and thank you for your cooperation.

Clubhouse Report - Mimi Georganas (Walden HOA Secretary)

Last year Walden residents enjoyed many events at our Clubhouse, this year the calendar is filling up. Please contact me at mgeorganas@yahoo.com with any questions or concerns. Clubhouse calendar, procedures, and contract can be found on our Walden Website, waldenhoa.org, click on "Clubhouse/Pool" Looking forward to seeing everyone this year.