



August 2023

208 Walden Glen Road • Madison, Alabama 35758

LETTER FROM OUR HOA PRESIDENT, TOM ARNOLD

Welcome to all our new residents! We are so happy you've chosen Walden for your home and look forward to meeting you at upcoming social events.

Fortunately, we were able to increase reserves last year by cutting costs and expenditures. The new pool filtration system cost over 5k this year. Every 8-10 years the pool plaster has to be replaced, costing between 30-40k. Unfortunately, we will be having to replace the plaster within 2 years. Long term pool expense management and reserve replacement planning for future Boards are vital.

The other unfortunate news for the year is we are seeing an uptick in petty crime and law-breaking throughout Madison which is intruding on our community. Over the summer we saw an increase in juvenile delinquency and were forced to increase the age for unaccompanied minors at our pool. In late July we had an instance of criminals trying to break into vehicles stored outside of our residents' homes. Since school has started back, we are seeing an increase in drivers speeding within our neighborhood and running stop signs. I would ask that all residents watch out for one another; please check on your neighbors and share information. As always, if you see something, please say something. We have the neighborhood [Facebook](#) page and the HOA email. If it is criminal activity, please contact Madison Police immediately.

As our year winds down we look forward to the changing of the guard and a new HOA board. If you would like to serve on the board or one of our committees, please get active today. We hold HOA meetings at the beginning of every month to give everyone a

chance to participate. Our board and committee members are all volunteers. If you would like to see more activities, social events, or help improve our community, we need you to volunteer. The only way to keep our dues as low as they are is thanks to volunteers.

POOL NEWS FROM JAMES ROSS

This has been an interesting pool season at Walden. We have had a lot of challenges not withstanding continuous storms for the past several months. We have replaced our Pool Contractor recently and have replaced our filter system to a new sand filter system. The Board is considering several maintenance upgrades for the pool in the off-season. The pool has had a lot of use this season and the Board appreciates all of you who have stepped up and policed the bathrooms, picked up trash, and went out of your way to make the pool safe and accessible. Pool will be closed for season at a date to be determined based on weather. Until then, please stay safe, be respectful, and clean up after yourselves.

Note: If anyone needs mobile phone access or pool card, please reach out at: contact@waldenhoa.org

CLUBHOUSE NEWS FROM MIMI GEORGANAS

The clubhouse is in very good condition with a new roof that was replaced by insurance after storm damage. The Ashcrafts and Arnolds helped facilitate new chairs and they look lovely. Residents who have used the Clubhouse this year have been extremely courteous and respectful with use and cleaning. The Clubhouse usage terms and necessary Contract are on the Walden website at waldenhoa.org.

2023 WALDEN HOA BOARD OF DIRECTORS

President: Tom Arnold

1st Vice President: James Ross

2nd Vice President: Dana Tilton

Treasurer: Rod Ashcraft

Secretary: Mimi Georganas

HOW TO STAY IN TOUCH

E-mail: contact@waldenhoa.org

Facebook: www.facebook.com/groups/292228310787421/

Webpage: www.waldenhoa.org

RESOURCES

See the [webpage](#) for:

- Bylaws and Covenants
- Architectural Review Board Process and Applications
- Neighborhood Plats
- Pool Rules and Access
- Clubhouse Rentals
- Past Newsletters
- Dues Payments

WALDEN BOARD MEETINGS

Next HOA MEETINGS:

- 12 September 2023
- 3 October 2023
- 7 November 2023

All regular meetings are 7pm at the neighborhood Clubhouse.

ANNUAL MEETING and BOARD NOMINATIONS:

- 2 December 2023 at 2pm at the neighborhood Clubhouse

HOA Board Meetings are open to all members, and residents are strongly encouraged to attend meetings and participate.

TREASURER REPORT BY ROD ASHCRAFT

Financial status as of 16 August 2023:

- Checking: \$63,501.68
- Reserves: \$56,097.64

Our dues (\$420.00) are collected annually on 1 JUNE.



COVENANTS BY DANA TILTON

Mother Nature has certainly kept us all on our toes, from the deep freeze we experienced at the end of 2022, through the monsoon season, and now the unbearable heat. Most Walden residents have done an amazing job in maintaining their homes, yards, and fences through all of it. We have noticed a few properties that are in need of some attention, and we will be contacting those neighbors soon. Please take time to assess what repairs or maintenance are needed to your property.

Common issues we are seeing include:

- Missing, mismatched, and/or faded shutters
- Rotten windows and trim
- Fences in need of repairs and/or staining
- Unkempt lawns and flower beds/natural areas
- Faded/rusted mailboxes
- Trailers not stored in a garage
- Non-registered or non-operable vehicles
- Use of common areas for storage, or disposal of lawn debris or trash
- Trash and recycling bins in plain view

If you are planning maintenance and are having difficulty with finding help or need extra time, contact the Board at contact@waldenhoa.org.

NEIGHBORHOOD REMINDER

As our neighborhood continues to age, we are seeing an increase in single homeowners. Please be neighborly and check on those less able.

GROUNDS UPDATE BY MIMI GEORGANAS

The grounds have been a struggle to maintain with all the inclement weather. The vinyl fencing is a topic that needs to be addressed with the growth of trees encroaching on Gillespie Road fencing. In staying in budget, it is probably unrealistic to maintain that fence line without many more volunteers or much more funds allocated in keeping that fence clean and maintained.

Madison Public Works has stated they will be doing some dredging and cleaning around the bridge at Browns Ferry Rd and are aware of Walden's drainage issues. Public Works also helped with some branch removal and tree cutting.

Several Walden residents helped to maintain grounds by limbing up and removing trees impacting their properties on community property. This has saved ALL of us money and we are very grateful for their contributions.

- Please help with trash around the pond, medians and entrances, limbs and trash around the gazebo.
- Benches around the pond have been moved and are now in need of repairs. Bench in the woods needs to be brought back to the pond.
- All of the benches, particularly the bench at the corner of Walden Glen and Emerson needs to be stained. We have the stain and materials, we need the hands to help with the work.
- Any small section of vinyl fencing you are able to clean and/or remove brush would be helpful.
- Volunteer and help on Community

ARCHITECTURAL REVIEW BY TROY WESSON

Reminder that all exterior home changes (other than maintenance without any change in color or materials) require approval. Examples include additions, out-buildings, hardscaping, fences, patios, decks, gazebos, windows, doors, healthy tree removal, etc. Details can be found on our website or you can reach out to arc@waldenhoa.org with questions.

The Architectural Review Process:

1. Review the covenants and process at www.waldenhoa.org

Day events. If you have ideas or suggestions to help improve our grounds, please organize a plan with estimates and be willing to help.

We can also award Community Service hours to students for credit if allowed by the school or organization.

Participation is critical in not emulating the majority of neighboring HOAs with skyrocketing Dues!

You own your property and a percentage of all of Walden.

DRAINAGE CONCERNS BY DANA TILTON

Research and documentation is continuing to understand and address the concerns about flooding and water encroachment in Walden. The issues are complicated and there are likely many factors involved. If you would like to help, or if you can share how water retention in the Community has changed over the time you have lived here, please send information to contact@waldenhoa.org.

SOCIAL COMMITTEE NEWS BY DANA TILTON

Volunteers are organizing an ice cream social at the Clubhouse welcoming our new Residents to Walden. We also want to meet our youngest Walden Residents (new babies!) and we have more babies on the way! We will be planning this social after Labor Day on a Sunday afternoon (TBD). More details to come!

We need more volunteers who enjoy being part of social activities and are interested in helping. If you are interested, please reach out to the board at contact@waldenhoa.org.

2. Communicate desires with neighbors, as needed
3. Obtain building permits, as needed
4. Complete an application with appropriate diagrams – request walkthrough, if needed
5. Sign and submit application to ARC for approval (e-mail also accepted in lieu of signature)
6. Wait for approval, usually 1-2 days (ARC allowed up to 45 days)
7. Upon approval, execute project within 180 days – including staining

Guidelines for basketball goals, antennas, fence standards and mailbox replacement can be found on our website.