



208 Walden Glen Road • Madison, Alabama 35758

### SEPTEMBER HOA UPDATE

Thank you to the residents that completed the HOA Questionnaire; about 10% of the Community responded.

Street repairs (#1), paving and street cleaning were mentioned. Safety, speeding, noise from neighboring residents and residents that don't respect property boundaries, and covenant enforcement were listed.

Of the small number of people responding, they would prefer special assessments over dues increasing so finances would be very specific and targeted.

A few residents would like additional amenities such as a pickle ball court, playground, a deeper pond, and a sidewalk from Merrimack to the pool. No estimates, budgeting, or site plans for such improvements were provided. (Residents, by and large are not interested in adding amenities that will pose more maintenance, and higher dues or assessments).

Four residents (not currently on the Board) have shown an interest in serving on the Board if needed in 2024. Very few volunteers came forward for community projects.

### PUBLIC WORKS

All street repairs and paving, streetlights and sidewalk maintenance are the responsibility of the City of Madison. The Board has contacted Public

Works and the City has completed some sidewalk and road repairs and tree cutting (at no cost to Walden). The Board has called and will continue to call for needed services and residents should also call or report issues at: [www.madisonal.gov/71/Let-Us-Know](http://www.madisonal.gov/71/Let-Us-Know).

Some older streets are scheduled to begin repaving in 2027 but repairs to trench failures will continue to be made. Drainage and stormwater management are also on their schedule. (City of Madison and Huntsville Utilities are severely short staffed). Public Works has all of this information on the current street assessments and ongoing repaving plan at: [www.madisonal.gov/1193/5-Year-Neighborhood-Resurfacing-Plan](http://www.madisonal.gov/1193/5-Year-Neighborhood-Resurfacing-Plan)

### WASTE REMOVAL

For all matters regarding garbage, yard debris and recycling, please contact the following public services:

- GARBAGE (Thursday cans) 256-532-3718
- TRASH (yard debris) 256-327-4449
- RECYCLING (3rd Thursday) 256-880-6054

### POLICE MATTERS

The Board cannot be involved with police matters. If you or your family have an emergency, you must dial 911. For non-emergency assistance, please call the police, 256-722-7190.

### 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](mailto:contact@waldenhoa.org)

**Facebook:** [www.facebook.com/groups/292228310787421/](https://www.facebook.com/groups/292228310787421/)

**Webpage:** [www.waldenhoa.org](http://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:**

- **17 October 2023**  
★ (Note: moved due to Fall Break conflicts)
- **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

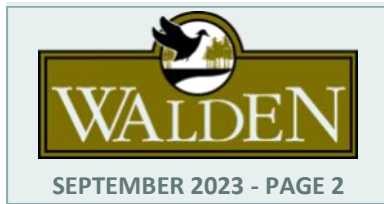
*HOA Board Meetings are open to all members, and residents are strongly encouraged to attend meetings and participate.*

**WELCOME NEW RESIDENTS ICE CREAM SOCIAL**

**October 29 at 2PM at the Clubhouse**

All are welcome. Come out and meet our new neighbors. Volunteers appreciated!





The Board has recently called to complain about speeding, and nuisance complaints. PLEASE help our community by calling as well for speeding, parking violations, suspicious behavior, etc.

For barking dogs and other animal control issues, contact the City of Madison Animal Control at (256) 772-5694 or after business hours, call (256) 722-7190. For additional issues with wild animals (coyotes, deer, beavers, etc.), the City has information [here: www.madisonal.gov/369/Animal-Control](http://www.madisonal.gov/369/Animal-Control)

### **HOA FINANCES**

Financial questions that have been asked. "We have money in savings and checking, why are we concerned about finances?" Short answer: approximately \$40K needs to be budgeted for pool plaster.

Some have questioned or complained that "they don't use the pool". We all bought in an HOA community with acres of grounds/conservancy, three entrances, a pond, a pool, a clubhouse and an HOA with covenants. We all may not "use" some of these amenities, but they are the responsibility of the community at large to maintain.

Adding more amenities will increase costs, liability, and maintenance. That's not to say it "can't be done". Realistically, there is no chance at this time to incur any additional large expenses AND keep dues/assessments low.

Recent insurance repairs to the clubhouse roof for hail damage has helped defer those major maintenance costs for many years. We must continue to budget for the clubhouse HVAC, clubhouse appliances, pool maintenance, pool fence

repainting, gazebo, neighborhood fencing, entrance landscaping upkeep/improvements and various grounds projects.

Fortunately, for the last two years the Board has been extremely careful with spending, and we've been fortunate to have some volunteers that have cut costs for all of us. That's how the Board was able to increase the reserves without further increasing dues. (Volunteers that helped with activities such as pool opening, clubhouse cleaning, grounds, dead trees removal, tree cutting, pruning, plantings and gazebo staining). As the neighborhood continues to age, we do have fewer volunteers show up for activities and may result in adjusting our future budgets for more contract labor impacting our ability to keep dues low.

As of 8/31/2023 Treasurer reported \$62,159.71 in our operations account, \$56,098.12 in reserves (escrow). Please keep in mind, we will have at least \$18-25K in expenses for the remainder of 2023 with property taxes, insurance and maintenance, etc., barring no unexpected catastrophes. We must budget at least \$29-30K to go towards 2024 operating costs for January thru June until dues are received. The Board did approve a \$5k transfer of funds into reserves during the last meeting.

The pool plaster will cost about \$40K within the next two years (based upon multiple quotes and analysis received this year). The pool plaster will be a recurring cost every 8-12 years depending on chemical balance, weather, and usage. The pool was last renovated in 2015 and the plaster is already showing signs of degradation. For planning purposes, the board will need to continue to budget on a 10-year cycle for pool refurbishment—not counting other major maintenance items like pumps.

The 2024 HOA Board is expected to

conduct a more detailed analysis of our projected reserves and expenditure cycles for our known and unknown major expenses and make recommendations on the stability of our annual dues collection vs. addressing major expenditures with special assessments.

These are all difficult and complex matters to state in one email. Our finances can be reviewed at any HOA meeting or arranged time, volunteering is vital to keeping costs down, budgeting is essential in keeping costs from soaring. Please keep in mind, with record inflation, the Board has managed to keep costs from soaring as seen by MOST other HOAS.

### **COVENANTS**

Please read and abide by Walden's covenants. Trailers, livestock, poultry are not allowed. Many shutters are missing and/or need painting, visible trim and wood rot has been noted, there are still many fences that need repairs and staining. Several yards need to be cleaned up including branches being limbed. Some exteriors are in serious need of power washing. The Board is made up of your neighbors. We do NOT ENJOY sending out violation notices, but we must do so and will to uphold our community standards.

### **2024 HOA BOARD**

Finally, a majority of the current Walden HOA Board has served for a number of years and we are welcoming new volunteers to help lead us into the future. Please review the upcoming meetings on the front page and if you are interested, we will be taking nominations at our 2 December 2023 meeting for the 2024 HOA Board. As you can see, we have many challenges ahead to continue to keep Walden debt free and the great place it is to live!

Respectfully,  
Walden Board