

March 2024

208 Walden Glen Road • Madison, Alabama 35758

### HOA PRESIDENT'S UPDATE

Spring is here! After a difficult winter, challenges with the HOA election and organizing a board, we are on our way to a great summer. After serving on the Board for two previous years, I am honored to serve as your President.

A sincere thanks to Rod Ashcraft and Paula Putnam for filling in until the new Board was elected. We are grateful as always to Troy Wesson for continuing to volunteer, as well as to longtime residents Dan Furno, Mike Bowie and Buffy Walker for stepping up to serve on the HOA.

We strongly encourage you to volunteer on the various committees, contact the board with whatever interests you. Just as the last three years of success, we are committed to fiscal responsibility and maintaining Walden as one of the finest and most unique communities in Madison.

With over 20 acres of community owned property, a developing community center within walking distance, a pond and a beautiful pool and lounge area, we are truly fortunate for a relatively small number of homes.

Along with that comes added responsibilities and expenses which is why we need each of you to contribute with maintenance and volunteering to keep soaring costs from harming all of us. Please try to attend an HOA meeting and show your support. (Next meeting

is May 7 at 7pm.) We all look forward to some upcoming community events and please contact me if you have a need. I look forward to seeing you all!

Thank you,  
*Mimi Georganas*, HOA President

### 2024 WALDEN HOA BOARD OF DIRECTORS

**President:** Mimi Georganas  
**1st Vice President:** Mike Bowie  
**2nd Vice President:** Buffy Walker  
**Treasurer:** Dan Furno  
**Secretary:** Troy Wesson

### 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)

### VOLUNTEERS NEEDED

To help with the various committees including pool and social, please reach out to the board at [contact@waldenhoa.org](mailto:contact@waldenhoa.org) or attend our next HOA meeting on May 7.

**POOL Opening**

**Saturday | April 13th**

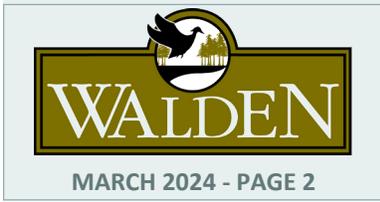
**Pool Reminders**

**Pool Hours 6 am-9 pm**

- You need a key card or the app (Openpath) to access the pool
- Guests must be accompanied by a resident
- Anyone displaying disruptive actions/behaviors will be asked to leave
- Children under the age of 16 must be accompanied by a parent, guardian or competent adult
- No glass allowed on pool deck, no underage drinking
- No commercial or unauthorized swim lessons
- Clean up after yourselves, help keep restrooms clean
- No smoking or vaping inside the pool area (fenced area)
- No Trespassing after hours- area equipped with cctv

Have a great time and enjoy your community pool!

HOA pool contact:  
text Dan Furno @ (256)508-7592



## GROUNDS REPORT

The City of Madison has dredged around the bridge at Walden Glen Rd and Browns Ferry Rd and will do more this summer when the ground has dried out. The Gillespie drainage area has also been cleaned up.

We hope to have all the fencing cleaned in the next few weeks, along with improvements to the entrances. Please keep in mind, Walden does not own both sides of the entrance on Conservancy. The HOA owns the small triangle with the entrance sign on the right while the left side with the white fence is private property. Walden plats are located on the Walden website for an understanding of our common areas and entrances.

We are also working with our groundskeeper to mow the property from the end of the sidewalk on Merrimack Ct. to the pool on a periodic basis. Property owners are still responsible for maintaining the backs of their property adjacent to the common area.

We are continuing to work with our groundskeeper to keep our costs down by limiting mowing and up-keep to common property and not overextend into private property where boundaries are unclear. If you have questions about where your responsibilities end and common area responsibilities begin, please reach out to the Board.

## CLUBHOUSE REPORT

The Clubhouse is in excellent condition and is ready for your events. April and May are filling up so make your reservations soon! Clubhouse usage fee has remained at \$100.00 for resident events. With utility and supplies costs increasing, we are doing our best to keep resident expenses to a minimum.

## NEIGHBORHOOD 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

## 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.

## ANIMAL CONTROL

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.

## ROAD, SIDEWALK & STREETLIGHT REPAIRS

Report the maintenance concern to the city at [www.madisonal.gov/71/Let-Us-Know](http://www.madisonal.gov/71/Let-Us-Know)

12 APRIL

HOSTED BY WALDEN HOA

# POOL CLEAN-UP

Community

**VOLUNTEERS NEEDED!!**

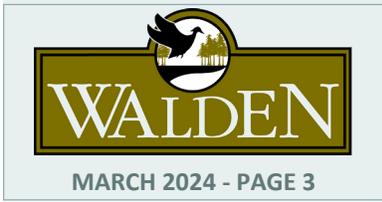
**FROM 3PM-FINISHED**

COME HELP US GET THE POOL READY FOR SUMMER. WE NEED VOLUNTEERS TO WASH CHAIRS, POWERWASH DECK, AND GENERAL CLEAN-UP

## NEXT HOA BOARD MEETING

7 May 2024 @ 7PM

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



**LIVING IN A COVENANT COMMUNITY**

We live in a covenant protected community. By being homeowners and residents, we agree to living with further restrictions for cohesiveness to aid in upholding our standards and maintaining the value of our homes.

The Walden HOA Covenants are broken down into 3 areas:

- 1) Architectural to include new construction as well as home modifications, fencing and the addition of external structures;
- 2) Standards/Maintenance; and
- 3) Management of the HOA with support from the Bylaws and Articles of Incorporation.

We will recap the HOA Management process in a future newsletter to include communications,

management of the treasury and elections processes.

The covenants are bound to the deed on our homes. A reference copy can be found at: [waldenhwa.org](http://waldenhwa.org) while the official copy can be found on the Madison County Probate website.

The bylaws do allow for conflicts in the case that local, state or federal law supersede. Examples include (but not limited to) placement of antennas to receive a TV signal, public parking on streets (with and without restrictions), and animal control. Many laws also support or augment our covenants including but not limited to residential uses, drainage, discharge of firearms and maintaining excessive grass.

For the ARC, please see [Page 5](#) for the process and application. In general if you plan to modify the exterior of your home or make additions, approval is required. In most cases the ARC can quickly aide in the approval and assist you with completing your modifications in a compliant manner. If you are conducting maintenance with like color and materials then approval is

not required (such as repairing a fence, deck, roof or repainting an exterior in the same color).

For covenants, it is time to take a good look at your home, property and fencing and start spring maintenance. The board will work with individual homeowners to address hardships and plans to address routine maintenance. We will be sending out violation notices in the next two weeks.

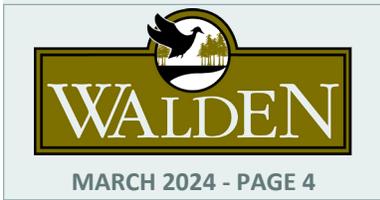
Several homes have deteriorating yards/landscaping, missing shutters, siding with visible mold, some fences are in disrepair and in need of stain, rotted wood, faded paint, mailboxes that will need replacing, mailboxes without the address numbers, overgrown landscaping along community sidewalks, and several homes have abandoned or neglected play equipment.

Some homes have discarded furniture and play equipment in the common areas behind their homes. These discards and yard debris may not remain in any common area.

A couple homes have automobiles

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Architectural Standards	Covenant Restrictions	City Enforcement
<ul style="list-style-type: none"> <li>• <b>Architectural Process</b> (VI.10)</li> <li>• <b>Dwelling Restrictions (size, materials, roofing)</b> (VI.36, VI.29); <b>Corner Lots</b> (VI.34), <b>Chimneys</b> (VI.28); <b>Utilities</b> (VI.20); <b>Glass</b> (VI.27)</li> <li>• <b>Accessory Buildings and Garages</b> (VI.4, VI.36)</li> <li>• <b>Landscaping</b> (VI.22., VI.31); <b>Tree Removal</b> (VI.12); <b>Concrete Driveways</b> (VI.25); <b>Drainage</b> (VI.13)</li> <li>• <b>Fencing</b> (V.3., VI.14, VI.18)</li> <li>• <b>Swimming Pools</b> (VI.24, VI.15)</li> <li>• <b>Screening of AC Units</b> (VI.15, VI.21, VI.32)</li> <li>• <b>Signs in Yard/on Home</b> (VI.3)</li> <li>• <b>Antennas</b> (VI.11)</li> <li>• <b>Solar Panels</b> (VI.23)</li> <li>• <b>Mailbox Standards</b> (VI.30)</li> <li>• <b>Storage Tanks</b> (VI.33)</li> <li>• <b>Basketball Goals</b> (VI.35)</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Covenants Process/Enforcement</b> (XII.1)</li> <li>• <b>Maintenance</b> (V.2); <b>Unsightly or Unkempt Conditions</b> (VI.9); <b>Site Distance at Intersections</b> (VI.14)</li> <li>• <b>Residential Use and Home Businesses</b> (VI.2)</li> <li>• <b>Vehicles and Garages and Parking</b> (VI.4)</li> <li>• <b>Leasing and Occupants Bound to Restrictions</b> (VI.5, VI.6)</li> <li>• <b>Animals and Pets</b> (VI.7)</li> <li>• <b>Nuisance</b> (VI.8)</li> <li>• <b>Garbage Cans</b> (VI.15)</li> <li>• <b>Guns</b> (VI.17)</li> <li>• <b>Reflective Window Coverings</b> (VI.27)</li> <li>• <b>Mailbox Maintenance</b> (VI.30)</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Speeding</b></li> <li>• <b>Parking</b></li> <li>• <b>Vandalism</b></li> <li>• <b>Suspicious activity</b></li> <li>• <b>Excessive noise</b></li> <li>• <b>Trash cans/ trash pickup/recycles</b></li> <li>• <b>Utility and drainage easements repairs</b></li> <li>• <b>Sidewalk repair</b></li> <li>• <b>Road Repair</b></li> <li>• <b>Animal Control</b></li> <li>• <b>Firearms</b></li> </ul> <p>See Page 2 for city phone numbers and resources for neighborhood issues not generally covered by our covenants document.</p>



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that are not registered or running, those vehicles need to be parked inside your garage. Of course, boats and trailers must always be parked in your garage unless you are doing temporary loading and unloading.

Please be considerate in not leaving your trash and recycle bins in plain sight.

If you need help with refreshing your landscaping, please review the architecture standards in our covenants including trees, shrubs and screening of AC units/generators.

As the board provided last year, we will get some names and numbers of contractors that are willing to give us a discount if we organize dates around the same period. If you know of someone that may help all of us, please contact the Board at [contact@waldehoa.org](mailto:contact@waldehoa.org). We do not recommend any contractor, this is done simply as a convenience. Always trust your own research and instincts in choosing contractors from any industry.

We are all neighbors, please, do not be disrespectful to volunteer board members that are using their time in helping with violations.

#### **SOCIAL COMMITTEE**

In the past Walden had many social traditions that helped to bind the neighborhood together and build community. There are a variety of reasons some of these traditions have dwindled but the current HOA would like to revitalize our neighborhood involvement!

Here are a few upcoming social events already on the books; pool clean-up, community clean-up,

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WALDEN HOA INVITES YOU TO CELEBRATE OUR

# 2024 GRADUATES PARADE

**SUNDAY MAY 19TH**  
CELEBRATING ALL HIGH SCHOOL AND COLLEGE GRADUATES FOR 2024

**PARADE STARTS AT 3 PM**  
THEY WILL DRIVE THE ENTIRE NEIGHBORHOOD STARTING FROM CLUBHOUSE AND BACK

**GET OUT IN YOUR YARDS WITH SIGNS, NOISE MAKERS, POM POMS AND CHEER FOR OUR GRADUATES!**

#### **TREASURER REPORT**

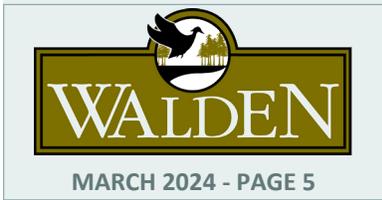
As of March 19, 2024:  
Checking: \$24,432.10  
Savings: \$68,002.36

Our next collection of HOA dues will be in May, due on June 1. At this time, our dues will remain at \$420.00 as we continue to work as a neighborhood to volunteer and maintain our community while be judicious with expenditures.

Last year we upgraded the filters to

sand filters to help with pool cloudiness. We will continue to work with our pool contractor to assess the lining and plan for the eventual maintenance required in the off season.

The pool liner typically needs to be replaced every 8-12 years and the current liner was installed in the Fall of 2015. Our savings escrow will need to cover the cost in the vicinity of \$40,000.



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graduates parade, and 4th of July bike parade. We NEED volunteers for the social committee which will be headed by VP2 Buffy Walker. Please email us at [contact@waldenhwa.org](mailto:contact@waldenhwa.org) if you're interested volunteering to help revitalize and build our neighborhood traditions.

### POOL ACCESS

Our pool access gate utilizes a mobile smartphone application as well as allows for encrypted card key access.

To request access via the OPENPATH application (free) or to request physical cards (\$5 each via check payable to Walden HOA), send an e-mail to [contact@waldenhwa.org](mailto:contact@waldenhwa.org) with your e-mail address, first name, last name and physical address.

If you plan to use the pool this season, please verify you have access after the pool opens on April 13, 2024 and not the day of. Please see [Page 1](#) for a pool rules refresher.

### ARCHITECTURAL REVIEW COMMITTEE



Reminder that all exterior home changes (other than maintenance without any change in color or materials) require approval. Examples include additions, outbuildings, 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@waldenhwa.org](mailto:arc@waldenhwa.org) with questions.

The Architectural Review Process:

1. Review the covenants and process at [www.waldenhwa.org](http://www.waldenhwa.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.

MANY Volunteers Needed!

COMMUNITY DAY

**Painting Fence**

 We will need 4-5 volunteers to help paint the fence around the clubhouse

**Planting Flowers etc**

We will need about 3 volunteers to help plant flowers around the clubhouse and entrances 

**General Clean-up**

 We need up to 10 volunteers to help with general clean up of trash, downed limbs, etc in the common areas

**Miscellaneous Repairs**

We need a few home owners who are handy with repairs to help fix a few things in the neighborhood 

**Can you help?**

Please email the HOA @ [contact@waldenhwa.org](mailto:contact@waldenhwa.org) so we can get a running list of volunteers

**Earn Volunteer Hours for School! Need an Eagle Scout Project? We have ideas. HOA board will sign off on any forms**

Help us keep our HOA dues low!  
 Come Join Us on  
**Saturday May 4th from 8-11 am**