



208 Walden Glen Road • Madison, Alabama 35758

HOA PRESIDENT'S UPDATE

This year certainly has gone by quickly. It has been a very good year for Walden on many levels. This Board has been diligent in keeping our costs down all while making improvements with the help of many resident volunteers. We are so fortunate to live with neighbors that care about our community and keeping Walden, our home, maintained, secure and special.

Thank you to the residents that attended our last HOA meeting on October 15, and to all the residents that participated in our HOA meetings all year. District Councilwoman, Maura Wroblewski, attended the October meeting and provided information on the sale of approximately 22 acres including the vacant land on the corner of Browns Ferry/Gillespie and the parcels north of the Movement Church on Gillespie Rd to The Church of Jesus Christ of Latter-day Saints.

Based upon recent press articles, this location is believed to be the likely can-

didate for the new Huntsville, Alabama Temple. It is unknown at this time whether the Movement Church property will also be included. Some of the land is in Madison City, some is in Madison County. (See Page 2 for more details from the Cianciotto family.)

Madison is growing faster than any of us imagined. Councilwoman Wroblewski announced the new community center adjacent to Walden will be opening in the near future.

In managing the clubhouse with the Board, I appreciate working with all of you in helping with your events. If you are planning on using the clubhouse for holiday events, please contact me so I can reserve your date. Thank you for including me with personal time with your families. I care deeply about the future of Walden and look forward in helping the 2025 Board transition into a great new year.

Thank you,
Mimi Georganas, HOA President

GROUNDS REPORT

The City of Madison completed more extensive dredging than was previously done at the bridge on Browns Ferry and Walden Glen Rd. The City also removed several trees threatening to fall on Conservancy Drive and will be trimming low hanging branches covering the roads. Many residents volunteering on Community Day did numerous projects that improved our

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@waldenhwa.org

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

Webpage: www.waldenhwa.org

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.

NEXT HOA BOARD MEETING

12 November 2024 @ 7PM

NOMINATIONS FOR THE 2025 WALDEN HOA BOARD

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

grounds and saved us all money. We are very grateful to the City as well as our residents. Littering continues to be a problem. Please help by picking up litter and branches especially on Emerson and Walden Glen and around the pond. Also, people not picking up after their dogs is a huge complaint.

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. With the benefit of over 20 acres we

share, we need community support to be able to keep costs down.



PROPOSED TEMPLE

Hello fellow homeowners in the Walden Community. My wife Heidi and I have lived in Walden since 2005 and have enjoyed getting to know many of you while raising our children with yours! It has truly been a great community to live in!

As members of The Church of Jesus Christ of Latter-day Saints, we are particularly excited for the [announcement](#) of a temple to be built somewhere in the Huntsville area.

Temples are dedicated places to worship our Lord and Savior Jesus Christ. Places where individuals and families can go to make sacred promises with God, feel His Spirit, and escape from the hectic demands of daily life.

The Church has not announced the exact location; however, they did purchase property adjacent to our neighborhood. They are transparent regarding temple builds and will provide all further announcements via [the Church's newsroom](#).

Temples are beautiful, very well maintained, improve communities (including property values), and are open for public tours prior to their dedication. Here are some pictures of the [Birmingham Alabama](#) and [Nashville Tennessee](#) temples. Additional questions you may have can be answered at temples.churchofjesuschrist.org.

Your neighbors,
Jeff and Heidi Cianciotto

UPCOMING ELECTIONS

The Walden HOA board is governed by by-laws, covenants, and various state laws. Last year our board worked with our lawyer to review those documents and the board this year further documented the process to ensure compliance.

On **November 12, 2024 at 7pm**, the board will be taking nominations from the floor. Self-nominations are acceptable. The board may also establish a Nominating Committee to ensure a sufficient number of candidates are on the annual ballot.

Once all candidates are confirmed by the Board, the candidates will

be announced by e-mail and Facebook to the community. Candidates at that time will be able to solicit votes.

Each candidate will also provide a 200 word statement for the ballot to be mailed out on Saturday, November 30, 2024. The ballot will include information on when/where the ballots will be tabulated and the announcement for both the new board's organizational meeting and the neighborhood's annual meetings.

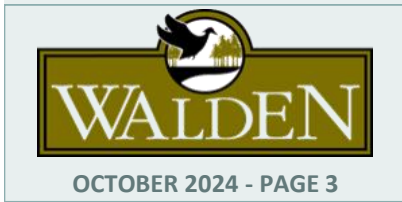
Ballots must be postmarked by Friday, December 20, 2024 with only one vote per residence. 25% of the households or 42 ballots must be received for the election

to be valid.

At the organization meeting, the new Board of Directors will self determine who will take on the positions of President, Vice President 1, Vice President 2, Treasurer and Secretary.

The annual meeting will occur subsequently and within 60 days of the January 1 fiscal year.

If you are interested in running for the board, but are unable to attend the November 12, 2024 meeting, please e-mail your interest to the board at contact@waldenhoa.org. You may also forward any questions in advance to the same address.



LIVING IN A COVENANT COMMUNITY

Thank you to the vast majority of residents that respect our community and keep it beautiful. We have all agreed to live in a covenant protected community and to living with 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.

The covenants are bound to the deed on our homes. A reference copy can be found at: waldenhoa.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, 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 do maintenance before winter. 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 and FADED 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. Do NOT DUMP ANY DEBRIS including YARD debris behind your homes into common areas.

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

Please be considerate in not leaving your trash and recycle bins in plain sight. Please review the architecture standards in our covenants including trees, shrubs and screening of AC units/trash and recycle cans.

Architectural Standards	Covenant Restrictions	City Enforcement
<ul style="list-style-type: none"> • Architectural Standards/Process (VI.10) • Dwelling Restrictions (size, materials, roofing) (VI.36, VI.29); Corner Lots (VI.34); Chimneys (VI.28); Utilities (VI.20); Glass (VI.27) • Accessory Buildings and Garages (VI.4, VI.36) • Landscaping (VI.22., VI.31); Tree Removal (VI.12); Concrete Driveways (VI.25); Drainage (VI.13) • Fencing (V.3., VI.14, VI.18) • Swimming Pools (VI.24, VI.15) • Screening of AC Units (VI.15, VI.21, VI.32) • Signs in Yard/on Home (VI.3) • Antennas (VI.11) • Solar Panels (VI.23) • Mailbox Standards (VI.30) • Storage Tanks (VI.33) • Basketball Goals (VI.35) 	<ul style="list-style-type: none"> • Covenants Process/Enforcement (XII.1) • Maintenance (V.2); Unsanitary or Unkempt Conditions (VI.9); Site Distance at Intersections (VI.14) • Residential Use and Home Businesses (VI.2) • Vehicles and Garages and Parking (VI.4) • Leasing and Occupants Bound to Restrictions (VI.5, VI.6) • Animals and Pets (VI.7) • Nuisance (VI.8) • Garbage Cans (VI.15) • Guns (VI.17) • Reflective Window Coverings (VI.27) • Mailbox Maintenance (VI.30) 	<ul style="list-style-type: none"> • Speeding • Parking • Vandalism • Suspicious activity • Excessive noise • Trash cans/ trash pickup/ recycles • Utility and drainage easements repairs • Sidewalk repair • Road Repair • Animal Control • Firearms <p>See Page 1 for city phone numbers and resources for neighborhood issues not generally covered by our covenants document.</p> <p>Report city maintenance concerns at: www.madisonal.gov/71/Let-Us-Know</p>

NEIGHBORHOOD POOL

We'd like to thank everyone for a great pool season. We were able to keep the pool open through mid October because of the warm weather. We plan to open the pool back up after the weather warms up in the spring.

HIGHLIGHTS OF THE ORDINANCE ON DOOR-TO-DOOR SOLICITING

Ord. No. 2007-71

Soliciting means any of the following activities:

- a. Seeking to obtain orders for the sale or exchange of goods, wares, merchandise or perishables of any kind, for any kind of remuneration or consideration, regardless of whether advance payment is sought.
- b. Seeking to obtain prospective customers to apply for or to purchase insurance, publications or subscriptions to publications.
- c. Seeking to obtain contributions of any thing of value for the benefit of any individual, association, organization, corporation or program.
- d. Seeking to obtain orders or prospective customers for goods or services.
- e. Requesting money or contributions of other goods or services for any charity, nonprofit organization, for-profit organization, or any other type or form of entity.

All persons desiring to engage in soliciting at residences in the City of Madison shall apply to the City of Madison at a cost of \$75.00, paid in cash or cash equivalent, for an annual certificate of registration. The certificate shall be maintained by the City of Madison and a legible copy shall be carried by the registrant at all times while soliciting. Upon request for inspection by an occupant

ARCHTECTORAL REVIEW

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 web-site.



of a residence, police officer or revenue department employee while the registered solicitor is transacting his business or seeking to transact his business at any residence, the registrant shall show his or her copy of the registration certificate. In addition to the registration fee, all other city ordinances levying business license fees and other license fees.

Certificates shall be valid for the calendar year in which they were issued and shall expire at midnight on December 31st of such year. and taxes are applicable, including the business license ordinance requiring transient vendors to obtain a business license. Certificates shall be nontransferable.

The registration provisions of this section do not apply to the following:

- (1) Persons making solicitations solely for a church, religious organization or charitable organization, including any unincorporated association or corporation under the supervision and control of any church, charitable or religious organization.
- (2) Students soliciting contributions to finance extracurricular academic, social, athletic, artistic, scientific or cultural programs, provided that the solicitation and its purpose have been approved by the principal, president or chief administrator of the school that the students attend.
- (3) Persons canvassing for the purpose of distributing political literature or materials on behalf of a political party, candidate or public issue,

TREASURER REPORT

As of October 27, 2024:

Checking: \$60,379.26

Savings: \$68,006.34

We are currently operating within budget and are not planning to raise HOA dues. We appreciate everyone that was able to help out at our community day this year. You definitely helped save us quite a bit of money that we would have had to pay a contractor to do. We are also well positioned to replace the pool liner in the next few years.



or introducing themselves as supporters of a candidate, political party, cause or issue.

(4) Persons making solicitations solely for a nationally recognized youth organization such as the YMCA, YWCA, scouting or boys' and girls' clubs.

Residents of a residential subdivision may indicate their desire not to have solicitors call on any residences in that subdivision by giving notice of the desire to refuse solicitors by displaying a clearly visible weatherproof placard stating "No Soliciting" which shall be posted on or near the main entrance of the subdivision.

It is a violation of this section for any person, whether registered or not, to solicit any person at his or her residence before 8am or after 6pm CST, unless the solicitor has express permission from the resident to do so.

The full ordinance may be found at madisonal.gov. The above is a select extract.

Violators may be reported to the Madison City Police at 256.722.7190



Thank you to our volunteers who came out to our 19th Annual Community Service Day



CALLING ALL VOLUNTEERS!

<p>It's time for HOA Board Nominations</p>	<p>Please submit your nominations by Nov. 12th</p>
--	--



SOCIAL COMMITTEE

Thank you everyone for the opportunity to serve on the HOA Board this year. It has been a great opportunity to serve our community and I'm grateful for the group of individuals that I served with this year.

This year my primary responsibility has been the "social committee". Through the help of a few other neighborhood volunteers who served on my social committee, we were able to organize a few events. In May we held a neighborhood Graduates parade. Our HOA would love to see this be an annual tradition. Thank you to everyone who came out on their lawns and cheered for our graduates.

In September we organized the 19th annual Community Service Day. We had close to 15 volunteers that gave of their time, talents, and energy to help beautify our neighborhood. We were able to complete a few big projects including the trimming of the white fence line along Gillespie Road, tree limbing around the pool and cleanup around gazebo, clubhouse and pond bridge has been stabilized. Adults worked with our younger residents with some planting and clean up.

We also painted the neighborhood benches and beautified the Brown's Ferry, Emerson Road, and Conservancy entrances. We still have a few more projects that need to be completed and would love more volunteers to complete these. Please reach out to me or any member of the board if you would be willing to help complete a few unfinished projects.

Our next neighborhood event will be a pancake breakfast held in November where residents can come out and meet one another and candidates for our 2025 HOA. We hope to have a classic car show in conjunction with the pancake breakfast.

Thank you,
Buffy Walker,
HOA Vice President II