

# Walden Homeowners Association Newsletter

## March 2025

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### HOA President's Update

Spring is trying to get here, and Walden will be ready to enjoy! The Walden HOA Board has been hard at work continuing to make plans for maintenance, pool opening, and safety while spending our funds wisely. We are fortunate to have Kristen Rogers on the Board this year, along with our other hard-working neighbors/volunteers from 2024. We always need volunteers to help with grounds projects and pool opening.

We will send an email and post info on Facebook for more detailed plans.

Many of you know, our goals are safety, maintenance and maintaining property values while remaining fiscally responsible. I am honored in continuing to serve as President and look forward to seeing many of you this year.

Our next HOA meeting is scheduled for May 13, 2025 at 7:00 PM CST—we hope to see you there!

Thank you,  
Mimi Georganas, Walden HOA President

### Walden HOA Board of Directors - 2025

President: Mimi Georganas  
1st Vice President: Mike Bowie  
2nd Vice President: Buffy Walker  
Treasurer: Dan Furno  
Secretary: Kristen Rogers



Contact Us: [contact@waldenhwa.org](mailto:contact@waldenhwa.org)  
Website: [www.waldenhwa.org](http://www.waldenhwa.org)  
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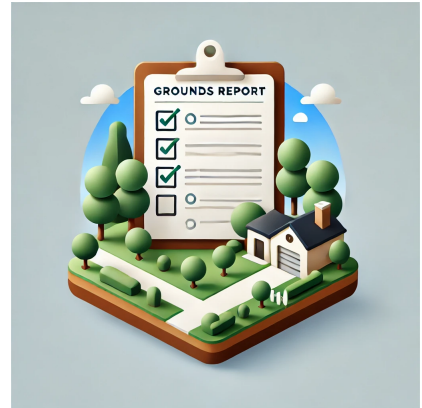


## Grounds Report

We made many improvements in 2024 and will continue that path moving forward. Improvements to the entrances are a priority, fence cleaning, and tree limbing.

**WE NEED VOLUNTEERS TO HELP!**

We are hoping to get a few residents that would be willing to lead an effort (convenient time for themselves and other residents) in organizing some projects. If you'd like to help, please contact the board or post on Facebook your interest in leading a group.



## Clubhouse Updates

- Clubhouse calendar is filling with events.
- Please check the calendar on the Walden website for availability and booking.
- Rental fees remain \$100 for residents.

## Pool Updates



**We are opening the pool April 12, 2025! Pool cleanup will start at 9am CST with a 2pm CST official opening time for the 2025 pool season!** Our pool access gate can be opened with either the Avigilon Alta (formerly Openpath) smartphone App or an encrypted key card. If you used the Openpath app last year, it should still work, but you may have to update the app before using it. To request access via the Avigilon Alta application (free) or to Request physical cards (\$5 each via check payable to Walden HOA), send an e-mail to [contact@waldenhoa.org](mailto:contact@waldenhoa.org) with your email address, first name, last name and physical address.

The HOA Board has the authority to fine residents and their guests for breaking the pool rules. Each year we typically have a small number of residents who break the rules. Residents will now be fined \$100.00 for breaking pool and community rules.



## Pool Rules

The following are the standard rules concerning activity at the pool (updated 3/14/25):

- Pool hours are 6:00 AM - 9:00 PM CST
- Walden pool is for the use of Walden residents and their guests only. Guests **MUST** always be accompanied by a resident.
  - Children under the age of 16 must be accompanied by a parent, guardian, or competent adult at all times
  - Individual residents 16 years or over may have up to 2 guests at the pool
  - If multiple members of a Walden household come to the pool, and at least one of them is an adult resident owner/tenant of record, up to 4 guests are permitted.
  - No pets allowed
- No trespassing – Violators will be prosecuted
- No business activities such as private or group swim lessons allowed
- Pool gate shall remain locked at all times – Do not block gate or pathways
- Swim at your own risk – No lifeguard on duty
- Life-saving equipment for emergency use only
- No Diving
- No running – No dunking – No horse play
- No Profanity
- No Public Display of Affection (PDA)
- All inappropriate swimwear such as thongs, G-strings, lingerie and underwear are not allowed in the pool area
- No smoking or vaping inside pool area
- No glass containers allowed on pool deck area inside fence
- Please place trash in bins
- Please help keep restrooms clean, turn off lights, and close the door securely after use
- Failure to follow these rules could result in loss of pool access and/or \$100 fine







## Treasurer's Report

As of March 15, 2025:

Checking: \$28,822

Savings: \$78,009

We are currently operating within budget and have no plans to increase HOA dues, so they will remain at \$420.

**We will start collecting dues in May, with a hard deadline of June 1st. For dues received in our mailbox between June 2nd-June 16th, a \$25.00 late fee will be assessed. Dues received in our mailbox after June 16th will incur a late fee of \$50.00 PLUS \$5.00 per day until paid in full. 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. We will send another dues reminder in April/May timeframe.**



We really appreciate everyone that was able to help with neighborhood projects last year. Your participation helped us save thousands of dollars that we would otherwise have had to pay contractors, which enabled us to transfer \$10K into reserves. We know that we will have some large expenses, such as a new pool liner, coming in the near future. We look forward to continued good participation in our neighborhood projects in 2025 in order to keep our costs down.

## Architectural Review & Covenant Reminders

Residents must follow the Architectural Review Committee (ARC) guidelines for any exterior modifications, including:

- Home additions, patios, fences, and decks
- Tree removal and major landscaping changes
- Roof or siding color changes

For maintenance projects using the same materials and colors, no approval is required. The ARC can typically approve requests within 1-2 days. Submit applications via [arc@waldenhwa.org](mailto:arc@waldenhwa.org).

Spring Maintenance Reminder:

- Moldy siding and deteriorating shutters
- Fences needing stain or repair







- Overgrown landscaping along sidewalks
- Trash bins left in visible areas

Violation notices will be issued starting in April. If you need assistance or recommendations for contractors, please contact the Board.

### **Important Community Resources**

#### **Waste Removal Contacts:**

- Garbage (Thursday Pick-Up): 256-532-3718
- Yard Debris: 256-327-4449
- Recycling (3rd Thursday): 256-880-6054

#### **Animal Control:**

- Daytime: 256-772-5694
- After Hours: 256-722-7190

#### **Police & Safety:**

- Emergency: 911
- Non-Emergency: 256-722-7190

#### **Report Road, Sidewalk, & Streetlight Repairs:**

Visit [madisonal.gov/71/Let-Us-Know](http://madisonal.gov/71/Let-Us-Know)

### **Next HOA Board Meeting**

Date: May 13, 2025

Time: 7:00 PM

Location: Walden Clubhouse

Your participation matters! HOA meetings are open to all homeowners, and we encourage you to attend to stay informed and engaged.

### **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.

By choosing Walden, residents agree to uphold certain standards to preserve our neighborhood's beauty and property values.

The HOA covenants cover:

- Architectural & Property Maintenance





- Parking & Vehicle Regulations
- Landscaping & Community Spaces

Multiple homes have automobiles that are not registered or running, and some vehicles have different varieties of car covers. With HOA attorney input and review, CAR COVERS ARE NO LONGER ALLOWED. If a car needs to be covered, please park the vehicles inside your garage. Multiple complaints have been voiced about cars that are not registered and have been sitting in driveways, unmoved for years. The HOA attorney has advised the Board to ask for proof of current registration/license. Remove all car covers and move unregistered vehicles immediately from driveways.

The attorney has also advised the Board that all Leases to rent are a minimum of six months in duration and copies of Lease must be provided to the Board with language stating that the tenant understands and will abide by all WHOA documents and rules. Chronic violator language will be added to the HOA documents, also recommended by the HOA attorney to help manage the small number of residents that chronically violate our covenants. The Board has the right and responsibility to remove any other Board member or officer with a unanimous vote. As of January 1, 2025, Alabama is now a "fiduciary state". With that comes excellent duties of care in representing the community at large, Board members should not have to work with anyone that does not respect fiduciary duties. All described changes will be made to our HOA documents as directed by the WHOA Attorney.

For the full covenant details, visit [www.waldenhoa.org](http://www.waldenhoa.org) or access official records through the Madison County Probate Office.

### **Thank You for Being Part of the Walden Community!**

Your engagement makes Walden a great place to live. We appreciate your help in keeping our neighborhood beautiful and inviting.

For questions or concerns, please reach out at [contact@waldenhoa.org](mailto:contact@waldenhoa.org).

See you at the next HOA meetings on May 13, 2025!