

Walden Homeowners Association

August 2025 Newsletter



HOA President's Update – Mimi Georganas

This year has seen unexpected challenges, most notably the flooding of the men's pool bathroom and clubhouse. This unfortunate event caused significant damage, canceled clubhouse events, disrupted pool hours, and highlighted careless behavior that continues to be addressed by law enforcement, attorneys, and our insurance provider. We are grateful for the countless hours our Board members have invested in handling this situation.

Special thanks to the Walden volunteers who have helped monitor the pool—ongoing support is needed. Until the flood, we had enjoyed a relatively quiet and productive year.

We ask for continued vigilance in keeping Walden beautiful and safe. Persistent issues include trash, speeding, and light intrusion from the Community Center. Some residents have contacted the City and police about these matters.



Our next HOA Meeting is scheduled for **August 12, 2025**, at **7:00 PM** in the Clubhouse. We hope to have good news to share. Please consider volunteering for grounds projects, trash pickup, or event planning.



Clubhouse – Mimi Georganas

We recognize the frustration of residents whose events were canceled or rescheduled due to the flooding. The Board is actively working to restore the facility as soon as possible. We appreciate your patience and understanding.



Grounds – Mimi Georganas

At the most recent HOA meeting, many residents expressed strong interest in restoring the clubhouse lawn. Unfortunately, a combination of chemical treatments and freezing temperatures severely damaged the grass. Earlier this year, the Board received a \$6,500 estimate for new sod, but we were hopeful that the grass might recover on its own.

Moving forward, we are working on a long-term landscaping plan that includes strategic use of mulch and shade-tolerant plantings in areas where grass will likely continue to struggle. We greatly appreciate the many residents who have offered feedback—there's a clear consensus around preserving the trees.

Buffy Walker and **Dan Furno** will be leading the new **Landscape Committee**. We encourage anyone interested to volunteer. In addition to lawn restoration, other priority projects include pruning trees and cleaning the pond area.

If you'd like to help, please contact Buffy and Dan at contact@waldenhwa.org. Your involvement makes a difference!



Covenants – Mimi Georganas

All covenants can be accessed at www.waldenhwa.org. If you've received a violation notice and have questions, please contact the Board. With multiple homes on the market, maintaining property standards is crucial for preserving neighborhood value.



Architectural Review Committee (ARC) – Kristen Rogers

Please reach out with any ARC-related questions. The committee continues to ensure compliance with community standards while supporting resident improvements.



Pool – Dan Furno

As of August 1st, regular pool hours have resumed: **6:00 AM to 9:00 PM**. The Board, along with a team of dedicated volunteers, will continue monitoring pool activity to ensure a safe and respectful environment for all.

Please be mindful of noise levels before 8:00 AM and remember that pool privileges may be suspended—and fines issued—for rule violations or inappropriate behavior. Residents are expected to treat HOA property and one another with courtesy and care.

The pool remains a valuable amenity for many in our community, and we intend to keep it open as long as the warm weather continues.

For access or additional information, please email contact@waldenhwa.org. Pool rules can be found at www.waldenhwa.org.



Finances – Dan Furno, Treasurer

This Board—and those before us—have worked diligently over the past several years to build and protect our financial reserves. Through the support of resident volunteers, renegotiated contracts, and careful oversight, we've made a concerted effort to steward HOA funds responsibly.

Unfortunately, the recent flooding has introduced unexpected legal and remodeling expenses. The Board has spent many hours working with our HOA attorney, insurance representatives, and

Walden Newsletter - August 2025

local authorities to address the situation. As the investigation is still ongoing, the full financial impact on our reserves remains to be seen.

As of **August 3, 2025**, Walden's account balances are:

- **Checking:** \$74,876
- **Money Market:** \$78,013

All 2025 HOA dues have been collected. To ensure smooth operations in 2026, we must maintain a minimum of **\$27,000** in the checking account. Additionally, we're aware that both the pool plaster and Clubhouse HVAC system will require attention in the near future. Maintaining a healthy reserve remains a top priority, especially in the face of rising costs and inflation.

We look forward to seeing everyone at the upcoming HOA meeting. Warm regards,
The Walden Board