

December 2025 News Update

Just a quick update to let you know that the Walden HOA is ending the year well! Although we encountered many challenges this year, the HOA managed to stay within budget and should even be moving funds into reserves. Many Walden residents donated their time and energy this year and are the main reason our community thrived in spite of difficulties. We do have several community maintenance projects we'll be discussing and prioritizing in January. We will be needing your help to complete these projects. We'll make it as "fun" as possible. The clubhouse remodel is complete and guests and residents have been very pleased with the results. Both of the pool bathrooms have been repainted thanks to resident volunteers.

As of this date, there are a few outstanding covenant violations throughout the community, but financially, all residents are in good standing. As you know, we purchased into an HOA and the vast majority of residents understand and support our HOA documents. Take a good look around your property this winter for things like missing or broken shutters or warped or broken fencing. Maintenance contractors are less busy during the winter months and may offer discounts. It is also important to have your outside mechanical units, grills, and trash and recycle bins shielded from the street. Do not park recreational vehicles, boats, or trailers in your driveway for more than 24 hours. Also, Madison **does not** allow parking these items in the street. Clean up your yards, trim shrubs, and rake and bag leaves if not already done. Do not burn or blow leaves into the street. Madison has specific codes regarding leaves. It is important to keep the drains in front of your properties free and clear of leaves and debris to prevent flooding. As a reminder, all documents and maintenance requirements are on the Walden website at: waldenhoa.org

As of January 1, 2026, the HOA will be enforcing a \$75.00 ARC review fee as stated in our documents for ARC submissions. Maintenance items such as painting, replacing gutters, roofs, etc., do not need approval as long as you are replacing items with the same color and design. **Any structure you are building or changing does need to comply with covenants and requires ARC approval.**

Our annual meeting will be January 13th at 7PM at the Clubhouse. We have several new Walden residents and we are delighted they chose Walden as their home. We are hoping to organize a social in February to help introduce our new neighbors to the community.

We hope to see everyone in January and wish everyone a very joyous season of peace and merriment.

Walden HOA Board
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