

# Walden POA Newsletter

Spring/Summer 2015

www.WaldenPOA.com

## **New Board Members Elected at the Annual Meeting in February**

On February 10th, the Walden POA held its Annual Meeting at the Hideaway Retreat. Thanks to our residents, we had one of the best attendance figures in the history of our Association.

The “Firewise” presentation by Harold Haver was very informative. Harold presented important warnings about how to keep our properties safe from fire, but also shared information about financial incentives being provided for residents who want to participate in the “Firewise” program.

We thanked our outgoing Board members, Randy Sykes and Bill Colli, for their excellent service to our community. We were sad to hear that the Sykes family will be leaving our community for England. Bill and Elena Colli will still be here, as Bill will “transition” to help Elena and Kathy Gregory with our community’s social activities.

Details regarding the landscaping, Architectural Covenant Committee, and the financial status of Walden POA were presented during the meeting. During the landscaping presentation, changes regarding the maintenance of the common areas were discussed, including: ponds improvement, regular mowing schedule, and an overall commitment to better maintain our neighborhood.

## **To all who served us, thank you!**

*We would like to express our thanks for everyone who served our community this past year, including Walden POA Board members, Social Committee members, as well as all of our volunteers who served us so well in various areas. From “Dinner for Eight” events, the Annual Meeting, managing our POA finances, organizing events at the Pond, and even rules and bylaws enforcement, thank you so much for your time and commitment to make our lives better here in the Walden community!*

## **Coming Event This Summer!**



**Mark your calendars for  
Saturday, August 8th -  
we will be hosting our annual  
Concert by the Pond!**

**Bring your picnic baskets, blankets and  
chairs and enjoy the music and festivities  
with your neighbors and friends.**

## **For Quick Access to Key People. . .**

For Walden POA covenant questions or anything regarding covenant enforcement, call Sven Folleras at (469) 264-8707.

For questions about annual dues, past dues or the financial priorities of the Walden POA, contact Bud Murch at (719) 481-9827.

For information about further development of the Walden community, including the current construction and grading operations in the new subdivision, call Bill Dunston at (719) 243-1111.

All five of the Walden POA directors welcome your questions and comments. Feel free to call any of them to express your questions or concerns.

# Meet our New Walden POA Board Members!

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## President - Sven Folleras

I am passionate about helping to make Walden a premier subdivision in El Paso County by continuing to promote high building standards, making the community esthetically attractive and a great place to live, ensuring compliance with our covenant, while advancing our property values. I will strive to ensure fairness and expediency in all Walden POA-related matters.

As an Information Technology executive at a Fortune 100 company, I have significant experience working through a variety of issues in legal matters, contract negotiations, budgeting, and general leadership. I am well versed in evaluating complex alternatives and arriving at fair decisions based on fact-based analysis.

## Secretary - John Harris

Walden is a special place to live, and I am grateful for the opportunity to serve our community. Having a beautiful community for our families is a privilege, and I look forward to the future of our community. To enjoy the views, the ponds and the trails, and especially our neighbors is a special opportunity we value. My wife and I own a strategic consulting business and I am the head coach of a middle school football team. My commitment is to preserve our community values, increase property values, and to build for the future.

## Treasurer - Bud Murch

I count it a privilege to serve on the Walden POA Board of Directors. Walden is a beautiful place to live with friendly neighbors. I will always be available to respond to any questions that POA members may have. I retired from the aerospace industry in California several years ago. My experience is in management, technology, teaching, and marketing. When my wife and I first moved to Colorado Springs we built a home in Fox Run and I served on the Fox Run HOA board of Directors. Soon after we arrived in Colorado Springs I was offered a faculty position at a local college and taught there for 13 years. I have served on the Walden POA Board since January 2014. Give me a call and we can get acquainted and talk about this terrific neighborhood.

**See our updated website at  
[www.WaldenPOA.com!](http://www.WaldenPOA.com)**

## Vice President - Jason Douglas

I consider it a privilege to be a part of the Walden Property Owners Association. As someone who has lived in this area for over 18 years, I am considerate of the past, while looking to the future of our beautiful community. As a business owner in the Tri Lakes area, I appreciate being a part of the Walden POA, and the need for caring, safe, and stable communities for all of us to live in.

## Board Member - Bill Dunston

As one of the largest property owners and a co-developer of our community with his brother, Matt Dunston, Bill serves on the Walden POA Board. His role as liaison for the Walden development team is appreciated as he works hard to improve our community.



## Current Construction News from Matt Dunston, Developer of Walden

“We are pleased to announce that 42 new home-sites will be coming online in Summer 2015. This is the first phase in the 116 lot development which was approved unanimously by all five the El Paso County Commissioners. The new home sites will be one acre in size and back up to ninety-two acres of open space & trails. In addition to adding to the open space, three additional miles of trails will be constructed as well (creating a total of 4.5 miles in all). These trails and open space are located in the heart of Walden and will serve as a hub, connecting the whole community and will be beneficial to all.”

## A Letter from Our Walden Association President . . .

With the new development taking place in Walden, 2015 will be a year of changes impacting all of us.

New homeowners will become part of our community, giving us more leverage when approaching the County for services, such as snow removal and road improvements. Our trail system and green space will be expanded, providing even greater opportunities for outdoor recreation.

But we will also have challenges. Traffic will increase and the community will become denser as existing lots are developed. The Architecture Control Committee will be faced with an increase in demand for reviewing new landscaping and construction plans. It is also reasonable to expect that the Board will be faced with an increase in concerns and issues brought forth by property owners. In order for the Board to fairly represent the interest of all Walden property owners amidst all of the changes, we will need to operate efficiently and transparently, applying sound fiscal constraints. Our annual fees are relatively low as compared to many POAs, and the Board hopes to avoid any increase in the foreseeable future.

On the lighter side, the Board will also help facilitate various social activities and events within the community. Expect additional information from the Social Committee as we go forward.

Thank you for your support in making Walden a great community!

Sven Folleras,  
President, Walden POA

## Greetings from the Architectural Control Committee!

The Walden Architecture Control Committee has as its mandate to review all new building plans, landscape plans, and any proposed modifications to properties at Walden. The ACC is comprised of two developers (Bill Dunston, Matt Dunston) and a duly elected homeowner (Sven Folleras).

The ACC Charter is to “assure, through intelligent architectural control of building design, placement, materials, colors, and construction, that Walden shall become and remain an attractive residential community, and to uphold and enhance property values.”

The ACC Design Guidelines are available at <http://www.waldenpoa.org>. Click on the link entitled “Architectural Control” and you will find the resources you will need.

The ACC strives to be fair and provide a timely response. Your collaboration with the ACC is very much appreciated!

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***For all things involving the Walden community,  
go to our website at [www.WaldenPOA.com](http://www.WaldenPOA.com)***

# Welcome to Our New Neighbors . . . and Thanks to Our Current Ones!

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The Walden POA Board of Directors is committed to the preservation of our property values, and it is equally committed to an exceptional quality of life for this community. As part of this commitment, the Board would like to welcome our new neighbors who have joined us, and to thank those who have been living in Walden as established neighbors.

Living in Walden is an exceptional opportunity, and so the Board wants to maintain that opportunity for the benefit of everyone in our community. With that in mind, the Board would like to offer some gentle reminders to everyone living here:

With the wonderful rain and moisture which appears to be coming back this Spring and Summer, the natural grasses are growing well throughout our community. Please keep the height at an acceptable level.

Weeds are growing quite a bit, too. Please control your weeds as best as possible.

Please keep an eye on your pets. Pets are to be on a leash in open community areas. We have coyotes and foxes in the area and they are actively roaming throughout our neighborhood.

Please be aware that trailers, recreational vehicles, and similar items are not allowed to be parked in yards or driveways or in any open area. If you need a temporary exemption, please contact the Covenant Control Committee and let them know your situation and plans before you park it in the driveway.

Seeing that the weather is wonderful and many of us are enjoying the opportunity to walk, jog, run or ride through our community, please be aware that we have a whole lot more people who are sharing the road. Please maintain a safe and legal speed as you drive through Walden, and be aware that we have a lot more children in our community now with many new families moving in. Enjoy the day - take it slow!

Although we do not have any imminent fire danger, please keep the "Firewise" principles in mind when it comes to your home and your yard. Trimming trees, keeping firewood away from the side of your home, removing dry mulch and bark near your home and keeping control of natural grasses are all a part of the strategy to keep your home safe from fire.

If you are planning to make significant improvements in your yard or on your home, please submit your plans to the Architectural Control Committee before you begin work. There is nothing worse than to complete work on your home or yard and then receive a notice that the work created a violation of our POA rules. You will find that the ACC members are very agreeable and appreciate your efforts to make your home a more beautiful place to live.

As much as it may seem like there is an "HOA Cop" who enjoys looking for community violations and has no feelings for our residents, the reality of the situation is that the Board of Directors oversees the covenant enforcement and communications. This enforcement is not an enjoyable part of the responsibilities of the Board, but it is necessary to maintain our property values and to keep matters agreeable in our community. With this in mind, we ask that you cooperate and work with us to resolve matters as quickly and reasonably as possible.

If you have any questions or concerns, please go to our community website at [www.waldenpoa.com](http://www.waldenpoa.com) and review the various tabs for important information.