

**Walden Pond HOA**  
**Annual Meeting of the Members Minutes**  
**February 26<sup>th</sup>, 2025**

Name	Title	Present
Heather Barber	President	N
Vanessa Clements	Vice President	Y
Kade Terry	Secretary	Y

**Present from Essex Association Management, L.P.**

Dean McSherry, Sr. Community Association Manager  
 Victor Corcoran, Assistant Community Manager  
 Essex Support Staff

**Meeting Type, Location and Time**

**Annual Meeting**

**Teams Online, Thursday, February 26th, 2026, at 6:00pm**

**Introduction:** Dean introduced the Board of Director Members and Essex Association Representatives.

**Meeting called to order at 6:02 pm.**

**Explanation of Election and Meeting Structure and Process**

Dean showed the Proof of Notice of Meeting. The explanation of the meeting process was explained. Any questions will be saved for the end of the meeting.

**Financial Review**

The **December 2024 Balance Sheet and Income Statement Summary** was reviewed in its entirety, explaining each line item, and clarifying any significant variances presented.

**Community & Board Updates**

Victor Corcoran presented and reviewed the **Completed Projects and Projects in Progress** to include:

**2024 Projects**

- Storm damage repairs
- Replacement of 1,000 linear feet of screening wall along Walden Pond East, facing FM 548
- Quarterly streetlight inspections
- Installation of holiday decorations

**2025 Projects**

- Installation of pet waste stations and trash cans in developed common areas
- Bench and seating installations under the pavilion off Everett Gardens Way
- Community events planning
- Minor screening wall repairs at Walden East

**Developer Updates**

- **Walden Pond East**
  - Phases 1 & 2: Currently under construction
  - All other phases: Development has not yet begun
  - Amenity Center Update: Construction plans are under review and awaiting approval from the City of Forney
  
- **Walden Pond West**
  - Phase 1: Currently under construction
  - All other phases: Development has not yet begun

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- **Walden Pond South**
  - Phase: Currently under construction
  - Detention areas & common area landscaping have been installed

**Compliance Overview:**

From January 1st, 2024, to December 31st, 2024, the Covenant Count reports indicate that Lawn Maintenance violations totaled (178), making it the most frequent issue, followed by Trash Containers with (169) violations, and Improper Storage/Unsightly with (45). The total number of violations for the period was (509).

**Web Submissions**

From the beginning of 2024 to December of 2024 the total number of web submissions were 123, with the top three being Billing/General question and Compliance.

**Dean covered and explained the role of Essex and provided a detailed breakdown of what the assessment pays for.**

**Homeowner Q & A:**

Q1: Are all three Walden Ponds considered one neighborhood, even though they are separate?

A: No, they are all separate neighborhoods.

Q2: There is a large pothole at the entrance of Walden Pond East. Who is responsible for fixing it?

A: It should be the owner of the street rights, which is likely the City of Forney. This will be confirmed, and the city will be contacted if they are responsible.

Q3: Could a park be added near Everett Garden instead of leaving the land empty? Although benches are planned for this year, a playground would be more beneficial for children.

A: Yes, adding a park is possible but would need to be included in this year's budgeting process or funded through excess reserve funds. It would also require majority support from the residents.

Q4: Are the fees paid for amenities (which are not yet available) being placed into the reserve fund?

A: Yes, that is correct.

Q5: Will there be a full-scale, robust amenity center in both Walden Park Southwest and East, or will the most comprehensive one be in the East only?

A: This is a development decision. Based on current plans, amenities are intended for both East and West communities.

Q6: Can homeowners access the plans submitted to the City of Thornton for the amenity centers?

A: The plans have been submitted to the City of Thornton. Occasionally, the association receives renderings from the developers, which are shared with the community when available. However, not all plans are released immediately.

Q7: Can the HOA request the developer to provide renderings for homeowner visibility?

A: Yes, the HOA regularly requests updates and renderings from the developer. It is an ongoing effort, and the developers are aware of the community's interest.

Q8: Is there an estimated timeline for breaking ground on the amenities?

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A: The timeline depends on permitting, weather, and construction schedules. The current projected delivery for the first amenity is mid to late 2025, though no specific month has been confirmed.

Q9: Is Walden Pond East its own separate HOA?

A: No, Walden Pond East is not a separate HOA. The entire community is governed under the same HOA structure, as previously communicated via email.

Q10: Was the petition to lower HOA dues valid or accepted?

A: No, the petition did not meet the required threshold for consideration. To be valid, it must have support from at least 50% of the homeowners, which was not achieved.

Q11: Is there a 10% cap on Section 8 housing in Walden Pond?

A: No, there is no Section 8-specific cap. However, there is a 10% leasing cap, which equates to 245 homes out of the planned 2,450. Currently, only 73 homes are leased, keeping it well within the limit.

Q12: Concerns about infrastructure – sidewalks and safety for children?

A: Infrastructure concerns fall under the developer's responsibility. The HOA continues to advocate for timely construction and completion, but actual timelines depend on the developer, permits, and weather conditions.

Q13: A stop sign at Forge Pond and Eldore Way was knocked over during construction and hasn't been replaced. Who is responsible, and how can it be addressed?

A: The HOA is not responsible for street-related items, including stop signs. These fall under the MUD District's (Municipal Utility District) jurisdiction. The HOA has already reported this specific issue, but homeowners are encouraged to report any further damage or missing signs for escalation.

Q14: Can homeowners get the contact information for the responsible party to follow up on the stop sign replacement?

A: Yes, the HOA will provide the contact information for the appropriate party. Since the HOA cannot repair or replace street signs, homeowner pressure may help expedite the process with the MUD District.

Q15: What is the best way to report issues like missing stop signs moving forward?

A: The most effective method is to send an email or submit a web form through the HOA's website. This ensures the issue is properly documented and forwarded.

Q16: Who should homeowners contact about the stop sign specifically?

A: The HOA is currently confirming the correct contact, possibly from Windmill Farm or the MUD District. If it is not shared during the meeting, homeowners are encouraged to email or call the HOA for the information.

**With no other business to discuss, Dean motioned to adjourn the meeting at 7:50 PM.**

**Action Items**

- Add Plat Map to website.
- Post Volunteer Forms on website.
- Install Pet Waste Stations & Trash Cans (verify locations).
- Install Benches & Seating at Everett Gardens Way Pavilion (check with Heather).
- Complete Screening Wall Repairs at Walden East (check bids: D&D, RPC, R&E).
- Follow up on Stop Sign Replacement with City of Forney.
- Assess & improve Mailbox Lighting on Arborwood.
- Continue Community Events Planning.
- Get Bids for pending projects.

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- Ensure follow-ups & updates.

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Signature of Secretary or Board President

Date

**Minutes Prepared by:** Gabi Ondziel on behalf of Walden Pond Homeowners Association, Inc.