

THE POINT AT WALDEN

Building Elevators

After the Memorial Day weekend flooding, the elevator in Building B was inoperable for some time. The initial plan was to replace the existing elevator with a new one; however it would have taken an additional 4 months for installation. After thorough consideration of the cost and time involved to get the elevator operating safely again, the elevator was repaired and a new sump pump was installed and re-plumbed to properly divert flood water away from the elevator shaft.

The Board is currently evaluating how best to improve the performance of the elevator in Building A - either by installing a new elevator or renovating the mechanical components. A final decision and implementation will occur soon.



Letter from your Board of Directors

After the busy summer months, cooler weather and the holidays are here. It is a lovely time to be at The Point!

At the annual Co-Owner's meeting in July, the Board of Directors provided a list of Deferred Maintenance Projects to repair or improve our community. The Building Beautification project is nearing completion which included power washing the exterior of all buildings and balconies, touch-up paint, and sealing around patios and windows where necessary. Final touch-ups and a thorough clean-up will be completed by month's end. Refinishing the breezeways, landscape improvements, and dock enhancement are next on the list. We appreciate all the feedback and patience while these projects take place in order to keep The Point in excellent condition.

There is an opening on The Point Board of Directors. The Board meets on a monthly basis to address financials, maintenance, and improvement projects. If you are interested in serving our community, please send an e-mail to the address below.

936-448-6100

936-524-0586 (after hours)

thepointatwalden.net

thepointatwalden@outlook.com



Friendly Reminders

- Please ensure that all unit occupants and guests comply with all Rules and Regulations for The Point at Walden. It is recommended to have a copy of The Rules and Regulations in each unit for reference.
- If you will be renting, leasing or allowing extended-stay guests in your unit, you must provide the management with the name and contact information for the occupants.
- Do not leave pets unattended on patios or balconies. Pets must be leashed and under firm control when outside of a Unit.
- Improvements to your Unit must receive board approval before beginning work. This includes cosmetic and structural changes to your Unit. Paperwork must be submitted to the e-mail address below. Please allow a minimum of two weeks for the approval process.
- Pest Control is the 2nd Thursday of each month, unless otherwise notified. Each building is treated every other month.

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New BBQ Grill Policy

The Board has voted to approve the use of personal BBQ grills on patios and balconies effective immediately. The new policy complies with the Fire Code for Open Flame Cooking Devices in Multi-Family Residential Complexes from the Montgomery County Fire Marshal's Office.



The policy allows for electric grills or LP-gas cooking devices with a 1 lb. LP-gas capacity ONLY. All LP-gas containers larger than 1 lb. capacity must be removed immediately. Propane grills using tanks larger than a 1 lb. capacity and charcoal grills may not be operated within 10 feet of buildings or balconies.

Extended Dock Usage

As stated in the Rules and Regulations for The Point at Walden, the boat dock is for short-term use by owners, guests, and occupants. **Boats may only be moored for a 48-hr period during a calendar week (72 hrs. for a holiday weekend).** Owners or Unit occupants may request an extended mooring period from The Management Company no more than 60-days prior to dock usage.

Maintenance Dues and Coupon Books

The Board has approved a reduction in 2017 maintenance dues by nearly 8%! Owners should have received their 2017 Coupon Book with the new monthly fees.

Owners have the opportunity to prepay their annual dues by January 31, 2017 and receive an additional 2% reduction! **Anyone wanting to prepay and receive the reduction must submit payment no later than January 31, 2017 - no exceptions.**

As a reminder, maintenance fees are due on the 1st of every month and are delinquent on the 11th of each month. A late fee of \$25 is assessed on payments received on or after the 11th.

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