

THE POINT AT WALDEN

Annual Co-Owner's Meeting

Mark your calendars for the annual Co-Owner's Meeting to be held **July 9th at 10:00AM at Walden Community Church, 12400 Walden Road, Montgomery, TX 77356**. We will be discussing the monthly assessments, the Reserve Analysis, electing new Board Members, as well as addressing any questions from fellow Co-Owners. This is an opportunity to have an open discussion about what has been going on at The Point and what is planned. We must have a quorum of greater than 50% to decide any topic raised for a vote. We hope every Co-Owner can be in attendance, as we have been very close to reaching a quorum at the last two meetings and are confident it can be reached this year. Topics requiring quorum include, but are not limited to electing board members and changes to the Declarations and/or By-Laws. The Proxy Form for the Co-Owner of record is enclosed and an electronic copy will be on the website soon.



Letter from your Board of Directors

The weather has warmed and the Spring showers have been plentiful and that means a full lake pool and nature in full bloom! We are looking forward to another busy season on Lake Conroe and at the The Point at Walden.

Since the last Co-Owner's meeting your Board of Directors has appointed some new members to fill vacancies. B. J. Hinson and Mike Whyte are former members who many are familiar with. The newest members are Kristin Avery, Michael Maher, and Vicki Migues. With a diverse level of experience, the Board has been working diligently to study all the topics raised at the November 2015 Co-Owner's meeting. We are all committed to ensuring that The Point at Walden continues to be a leading and respected property within our community and on Lake Conroe

We wish you a wonderful Memorial Day and a safe holiday weekend!

I only regret that I have but one life to lose for my country - Nathan Hale



Friendly Reminders

- All barbecue grills, regardless of type, are prohibited on patios, decks, and within 10 feet of building walls and overhangs.
- Please do not leave pets unattended on patios, balconies or on property grounds.
- There is no front door trash pickup. No trash, garbage or other waste material is to be placed outside the entrance to a Unit or on its balcony or patio. Please take all garbage and trash to the dumpsters located at each end of the parking lot.
- Pest Control is the 2nd Thursday of each month, unless otherwise notified.
- If there are any repairs or improvements that need to be addressed, please drop a note in the **Suggestion box** outside The Point Office or send an e-mail to thepointatwalden@outlook.com.
- Improvements to your condo MUST receive board approval before beginning work. This includes cosmetic and structural changes to your unit. Please allow a minimum of two weeks for the approval process.

Pool Repairs

After delays due to the heavy rains over the last several weeks, repairs to the pool area have begun to ensure completion by Memorial Day weekend. Repairs at this time will include replacing tile and grout around the water line, replacing the light fixture within the pool plaster. Further repairs will be completed after the Summer season to ensure the least amount of inconvenience to Co-Owners and guests.

Parking Fines

With the increase of visitors and guests over the summer months, we want to remind everyone to follow all parking rules and regulations as outlined in Section V of the Rules, Regulations, and Guidelines for The Point at Walden. This allows all Co-Owners to have easier access to the property and their Units. Fines will be assessed for those not complying with the parking guidelines. Fines are \$25 for a first time offense. Fines have been increased from \$50 to \$100 for an offense that has been levied and resolved, but occurs again within a 12-month period.

