Walden Woods

2026 ASSOCIATION INFORMATION

The monthly association fee is currently $415* and includes:

- Snow removal from all driveways and internal roadways
- Clubhouse, pool, fitness center, classroom, and all costs associated with the general maintenance, cleaning, heating, and cooling associated with the operation of the facilities
- Landscape maintenance throughout the community including all irrigation and mowing of all areas, edging, weeding, bark mulch replacement, fertilization, and weed control
- Trash removal and recycling
- Insurance covering fire, hazard, and liability of the exterior of each home including siding, roofing, wall sheathing, building studs, and windows
- Exterior building maintenance and repairs
- Street maintenance and repair
- Reserve and Replacement fund equal to 10% of dues
- Professional management services by Gardner Management 269.323.7774

Every time condominium ownership is transferred, the new owner is required to pay the buy-in fee. This is paid at closing and is equal to two times the current monthly association fee amount. Please refer to the master deed for detailed information.

CITY OF KALAMAZOO PROPERTY TAX HOMESTEAD MILLAGE RATES

School District	*Total Annual Rate*	*Estimated Tax per $100,000 in Purchase Price*
Kalamazoo	50.84990	$2,542

Contact the Kalamazoo County Equalization Department or the local municipalities for current millage rates.
Information was acquired from sources deemed reliable, but no guarantee is given for the accuracy hereof.
All of the listed Municipalities collect an additional 1% administration fee.
Special assessments are not included in these rates.

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