

April 25, 2010



WATERFORD HOA, INC.

**P.O. Box 62934
Cincinnati, Ohio 45262
waterfordhoasharonville@gmail.com**

**WATERFORD BOARD MEMBERS FOR 2010-2011 YEAR
ELECTED ON MARCH 31,2010 AT THE 2010 ANNUAL MEETING**

BOARD MEMBER	POSITION	PHONE NUMBER
WILL SCOTT	MEMBER AT LARGE	563-1548
TOM STROTMAN	SECRETARY	733-9554
DAN PERRIN	TREASURER	733-8442
ADAM SHUPPERT	VICE PRESIDENT	563-0485
GARY HOLLOWAY	PRESIDENT	733-0848

WATERFORD HOMEOWNERS ASSN. INC.

March 31,2010

PRESIDENT'S 2010 ANNUAL REPORT

I want to welcome our fellow homeowners and neighbors to our 2010 Annual Meeting. I would like to introduce the Board members and Property Manager who have served during the past year.



- **Adam Shuppert -Treasurer**
- **Tom Strotman-Secretary**
- **Dan Perrin-Member at Large**
- **Vacant-Vice President**
- **Gary Holloway-President**
- **Sherry Browne-Stellar Properties**

BOARD ACCOMPLISHMENTS

MAINTENANCE & REPAIR

POOL SAFETY

- **WE MADE THE POOLS SAFER, COMPLYING WITH THE VIRGINIA GRAMM BAKER ACT, BY HAVING LOW SUCTION DRAINS INSTALLED IN BOTH POOLS.- THE POOLS NOW MEET STATE AND FEDERAL LAW.**
- **THE POOL CONTRACTOR SELECTED TWO YEARS AGO, CONTINUES TO GIVE GOOD SERVICE.**
- **WE WERE ABLE TO CONTACT THE VENDOR OF THE POP MACHINE AND GOT IT OPERATIONAL LAST YEAR.**

FINANCE

- **2008 ASSESSMENTS AND EARLIER YEARS—ALL FUNDS OWED HAVE BEEN COLLECTED, THANKS TO EXTRA EFFORT BY THE BOARD, STELLAR AND OUR LAW FIRM.**
- **ASSESSMENT FEES FOR 2010 REMAINED UNCHANGED BASED ON POTENTIAL COST SAVINGS.**
- **MADE FINANCE SYSTEM POLICY CHANGES FOR IMPROVEMENT OF REPORTING**
 - **THE WATERFORD BOARD NOW COLLECTS THE ASSESSMENTS AND CONTROLS THE ASSOCIATION'S CHECKING AND BANK ACCOUNTS. THIS GIVES THE BOARD A FASTER RESPONSE CONCERNING ASSESSMENTS OWED AND A CLEARER VIEW OF ALL FINANCES.**
- **COMPLETED A TENTATIVE 2010 BUDGET**

ARCHITECTURAL CONTROL

- **THE BOARD REVIEWED 24 APPLICATIONS DURING THE PAST YEAR. WE HAD A LOT OF ROOFS REPLACED. THANK YOU FOR YOUR PARTICIPATION.**

GENERAL

- **RESPONDED AND ANSWERED TO HOMEOWNERS QUESTIONS AS THEY CAME UP.**
- **WATERFORD E-MAIL ACCOUNT HAS BEEN SET UP. THE BOARD WILL USE THIS TO SEND OUT THE NEWSLETTER AND OTHER INFORMATION THIS YEAR.**
- **WE LOST A FEW TREES LAST YEAR. THESE WILL NOT BE REPLACED.**

SPECIAL THANKS TO THE NEIGHBORS WHO ORGANIZED EVENTS IN THE NEIGHBORHOOD

- **EASTER EGG HUNT**
- **JULY 4th PARADE**
- **LEMONADE STANDS FOR CHARITY**
- **TO THE BOARD MEMBERS WHO SERVED**

Respectfully Submitted

Gary Holloway, President (2009-2010)

FINANCE REPORT-2010 WATERFORD ANNUAL MEETING

2009 INCOME \$68,415 (REF. 2009 TAX FORM)

2009 EXPENDITURES \$61,877 (REF. 2009 TAX FORM)

2010 INCOME (COLLECTED ASSESMENTS AS OF 3/30/2010) \$56,362

(140 HOMES OUT OF 145 HOMES PAID IN FULL & 2 HOMES ON PAYMENT PLANS)

COLLECTION RATE 96.5%

ASSETS

BANK BALANCES AS OF 3/31/2010

CHECKING \$48,348.33

RESERVE \$20,980.98

2010 PLANNED BUDGET (TENTATIVE)

CATEGORY	2010 BUDGET	PERCENT OF TOTAL
BUILDING MAINTENANCE	\$4,300	7.41%
COMMON UTILITIES -ELECTRIC	\$2,400	4.14%
INSURANCE	\$1,600	2.76%
LANDSCAPE MAINTENANCE & MATERIALS	\$11,535	19.89%
LEGAL& ACCOUNTING	\$2,000	3.45%
MANAGEMENT FEE	\$7,500	12.93%
POOL CHEMICALS & SUPPLIES	\$0	0.00%
POOL MAINTENANCE & REPAIRS	\$13,110	22.60%
POSTAGE/PRINTING/SUPPLIES	\$1,600	2.76%
PROPERTY TAX	\$150	0.26%
RESERVES FOR REPLACEMENT	\$10,855	18.72%
WATER/SEWER	\$2,950	5.08%
TOTAL	\$58,000	100.00%

Submitted By Adam Shuppert, Treasurer 3/31/2010