

# WATERFORD HOMEOWNERS ASSOCIATION, INC.

Adam Shuppert  
President  
563-0485

Gary Holloway  
Vice President  
733-0849

**PRESIDENT'S  
2014 ANNUAL REPORT  
APRIL 29, 2014@7:30P.M.  
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SHARONVILLE, OHIO**

Dan Perrin  
Treasurer  
733-8442

Tom Strotman  
Secretary  
733-9554

Will Scott  
Member-at-Large  
563-1548

I want to welcome our fellow homeowners and neighbors to our 2014 Annual Meeting. I would like to introduce the Board members who have served during the past year.

Gary Holloway-Vice President  
Tom Strotman-Secretary  
Dan Perrin-Treasurer  
Will Scott-Member At Large

## BOARD ACCOMPLISHMENTS

### FINANCE

- ❖ THE BOARD COLLECTED OVER 98% OF ALL ASSESSMENTS DUE FOR 2014. (MORE DETAILS IN THE FINANCIAL REPORT)
- ❖ ONE LIEN WAS PLACED ON A WATERFORD HOME FOR NON-PAYMENT OF THE 2013 ASSESSMENT FEE. OTHER LEGAL ACTION IS UNDER DISCUSSION.
- ❖ ASSESSMENT FEES FOR 2014 REMAINED UNCHANGED BASED ON POTENTIAL COST SAVINGS. THE ASSESSMENT FEE HAS BEEN HELD CONSTANT FOR THE PAST SIX (6) YEARS.
- ❖ COMPLETED A 2014 BUDGET.
- ❖ PREPARED AND FILED THE REQUIRED 2013 FEDERAL INCOME TAX FORMS
- ❖ PAID THE REQUIRED HAMILTON COUNTY PROPERTY TAX ON WATERFORD PROPERTY.

## **MANAGEMENT**

- **CONTINUED SELF-MANAGEMENT OF THE HOA, SAVING RESIDENTS A MINIMUM OF \$7,000 PER YEAR BY NOT HIRING AN OUTSIDE MANAGEMENT COMPANY. ACTIVITIES INCLUDED:**
  - **CONTRACTING FOR AND OVERSEEING SERVICES SUCH AS POOL MANAGEMENT, LAWN CARE, ETC.**
  - **DEVELOPING REQUESTS FOR PROPOSALS FOR MAJOR PURCHASES, AND SELECTING VENDORS.**
  - **PLANNING FOR MAJOR CAPITAL REPLACEMENTS AND REPAIRS.**
  - **APPROVING AND PAYING INVOICES.**
  - **COLLECTING HOA FEES.**
  - **REVIEWING AND APPROVING ARCHITECTURAL IMPROVEMENT APPLICATIONS.**
  - **MAINTAINING BANK ACCOUNTS, AND PROVIDING MONTHLY FINANCIAL UPDATES.**
  - **COORDINATING THE OPENING AND CLOSING OF THE POOL.**
  - **FILING TAX RETURN FOR THE HOA.**
  - **UPDATING CONTACT INFORMATION ON ALL RESIDENTS.**
  - **ENSURING ADEQUATE INSURANCE COVERAGE.**
  - **ENSURING THAT OUR HOA COVENANTS ARE ENFORCED.**
  - **PUBLISHED TWO NEWSLETTERS**

## **ARCHITECTURAL CONTROL**

- ❖ **THE BOARD REVIEWED AND APPROVED 20 IMPROVEMENT APPLICATIONS. THANK YOU FOR YOUR PARTICIPATION.**

## **LEGAL**

- ❖ **FILED ONE LIEN ON A WATERFORD HOME FOR NON- PAYMENT OF THE ANNUAL ASSESSMENT FEE.**

## **REPAIR AND MAINTENANCE**

- ❖ **WORKED WITH THE CITY OF SHARONVILLE TO CLEAN THE SETTLING POND LOCATED ON WATERFORD PROPERTY BORDERING THE EAST SIDE OF MALAER.**
- ❖ **CONTACTED THE CITY OF BLUE ASH ABOUT REPAIRING THE BROKEN CURBS IN THE WATERFORD FOREST. THE CITY OF BLUE ASH COMPLETED THE REPAIR DURING THE FALL OF 2013.**

## **COMMUNICATIONS**

- ❖ **HOMEOWNER E-MAIL ADDRESSES AND OTHER INFORMATION WAS ENTERED INTO THE BOARD'S E-MAIL CONTACT LIST AND ROSTER FOR BETTER COMMUNICATIONS.**
- ❖ **THE WATERFORD WEBSITE HAS OPERATED FOR THREE YEARS AND HAS PROVIDED EASE IN CONTACTING THE BOARD, SUBMITTING IMPROVEMENT APPLICATIONS AND AS A SOURCE OF INFORMATION. THE WEBSITE URL IS AT THE BOTTOM OF THIS PAGE.**
- ❖ **AN UPDATED HANDBOOK IS UNDER REVIEW AND SHOULD BE RELEASED BY MID YEAR**

## **GENERAL**

- ❖ **RESPONDED TO AND ANSWERED HOMEOWNERS QUESTIONS AS THEY CAME UP.**

## **PLANNED PROJECTS**

- ❖ **OTHER PROJECTS AS NEEDED**

# **SPECIAL THANKS TO FOLLOWING PEOPLE**

## **NEIGHBORS WHO ORGANIZED**

- ❖ **EASTER EGG HUNT-KARIN SULEK**
- ❖ **JULY 4<sup>th</sup> PARADE-STEVE BLANDFORD**
- ❖ **TO THE BOARD MEMBERS WHO HAVE SERVED**

**RESPECTFULLY SUBMITTED**

**ADAM SHUPPERT, PRESIDENT (2013-2014)**

# WATERFORD HOMEOWNERS ASSOCIATION, INC.

Adam Shuppert  
President  
368-8145

Gary Holloway  
Vice President  
733-0849

## FINANCE REPORT-2014 WATERFORD ANNUAL MEETING

2013 INCOME: \$57,600 (REF. 2013 TAX FORM)

2013 EXPENDITURES: \$42,931 (REF. 2013 TAX FORM)

2014 INCOME (collected assessments as of 4/27/2014): \$57,360

143 homes out of 145 homes paid in full + 1 on payment plan  
Collection Rate = 98.9%

One Lien Placed on a Waterford home for not-payment of 2013 Assessment

### CURRENT BANK BALANCES

ACCOUNT	April 27, 2014	April 27, 2013
Checking	\$50,533	\$45,240
Money Market	\$35,317	\$21,792

### 2014 OPERATING BUDGET

CATEGORY	2014 BUDGET	PERCENT OF TOTAL
BUILDING MAINTENANCE	\$4,000	11.2%
ELECTRIC and TELEPHONE	\$2,400	5.5%
INSURANCE	\$2,500	5.5%
LANDSCAPE MAINTENANCE & MATERIALS	\$14,000	27.7%
LEGAL& ACCOUNTING	\$1,000	1.3%
MANAGEMENT FEE	\$0	0.0%
POOL MAINTENANCE & REPAIRS	\$13,500	33.0%
POSTAGE/PRINTING/SUPPLIES	\$500	0.7%
PROPERTY AND INCOME TAX	\$100	0.2%
WEBSITE MAINTENANCE	\$1,300	3.1%
WATER/SEWER	\$5,200	10.3%
MISCELLANEOUS	\$700	1.5%
<b>OPERATING TOTAL</b>	<b>\$45,200</b>	<b>100%</b>
NON-RECURRING ITEMS	\$3,000	
RESERVES FOR REPLACEMENT	\$9,800	

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Submitted By Dan Perrin, Treasurer 4/27/2014

Waterford Homeowners Association

Meeting Notes/Minutes 4/29/13 – For 2013 Annual meeting

Attendees: Adam Shuppert Gary Holloway, DanPerrin, Will Scott, and Tom Strotman

Topics Discussed

Minutes were approved from the prior meeting .

Reviewed March 2013 bank a/c balances reserve and checking. Finance Report and President's report was approved. 97% of all assessments have been collected. Tom will try to make contact with 2 homeowners that have not made contact with the board (Lot 29 and 77)

Capital improvements...No improvements are scheduled at this time. The pool appears to be in good shape with normal wear and tear issues. A new water meter was installed on the sprinkler system. The new meter will keep the HOA from paying sewage costs for the sprinkler system. The inside of the pavilion will be painted over the next month. New lighting will be installed and new chairs will be purchased with approximate cost of \$1,157.

The board discussed the list of topics for the Spring newsletter compiled by Will.

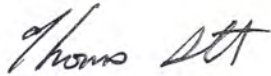
Improvement applications have been working efficiently thru the on line system. Turnaround is usually within a week. No improvements at this time.

The current Board was elected back in with 23 votes being counted. Board members agreed to serve another year. The Board will look at hiring a Management Company.

Three residents showed up to the meeting with no issues at this time. There was discussion about smoking at the pool and appreciation for getting the sidewalk's fixed.

The next meeting date will be 8/19/13.

Submitted



Tom Strotman, Secretary

Waterford Homeowners's Assn. Inc.

**WATERFORD BOARD MEMBERS ELECTED FOR 2014-2015**

**PRESIDENT-----MR. ADAM SHUPPERT**

**VICE PRESIDENT-----MR. TOM STROTMAN**

**SECRETARY-----MRS. BRITT RAYMOND**

**TREASURER-----MR. DAN PERRIN**

**MEMBER AT LARGE----MR. BRIAN LOUGHNANE**