

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Adam Shuppert
President
563-0485

Gary Holloway
Vice President
733-0849

**PRESIDENT'S
2013 ANNUAL REPORT
APRIL 29, 2013@7:00P.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 2013 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 97% OF ALL ASSESSMENTS DUE FOR 2013. (MORE DETAILS IN THE FINANCIAL REPORT)**
- ❖ **THERE WERE NO UNPAID ASSESSMENTS FROM ANY PRIOR YEAR OWED.**
- ❖ **ASSESSMENT FEES FOR 2013 REMAINED UNCHANGED BASED ON POTENTIAL COST SAVINGS. THE ASSESSMENT FEE HAS BEEN HELD CONSTANT FOR THE PAST FIVE (5) YEARS.**
- ❖ **COMPLETED A 2013 BUDGET.**
- ❖ **PREPARED AND FILED THE REQUIRED 2012 FEDERAL INCOME TAX FORMS**

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.**
 - **INSTALLED A METER ON THE SPRINKLER SYSTEM WHICH WILL SAVE ABOUT \$700 PER YEAR ON THE SEWAGE BILL.**
 - **PUBLISHED TWO NEWSLETTERS**

ARCHITECTURAL CONTROL

- ❖ **THE BOARD REVIEWED AND APPROVED 17 IMPROVEMENT APPLICATIONS. THANK YOU FOR YOUR PARTICIPATION.**

LEGAL

- ❖ **CONSULTED WITH THE WATERFORD LAWYERS ABOUT MAKING THE POOL AREA A “NO SMOKING” ZONE.**
- ❖ **BASED ON LEGAL INPUT THE WATERFORD BOARD DECIDED NOT TO MAKE THE POOL AREA A “NO SMOKING” ZONE. THEREFORE SMOKING IS ALLOWED IN THE POOL AREA AS BEFORE.**

REPAIR AND MAINTENANCE

- ❖ **THE PAVILION IS BEING PAINTED ON THE INSIDE.**
- ❖ **THE PARKING LOT WAS REPLACED WITH CONCRETE.**
- ❖ **WORKED WITH THE CITY OF SHARONVILLE TO REPAIR SIDEWALKS THAT WERE CRACKED AND/OR RAISED.**
- ❖ **ENTERED INTO A CONTRACT WITH A COMPANY TO ENHANCE THE LANDSCAPING AT THE MAIN ENTRANCE OF OUR SUBDIVISION.**
- ❖ **SOME NEW POOL FURNITURE IS BEING PURCHASED TO REPLACE DAMAGED ITEMS**

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 TWO 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

- ❖ **PAINTING NEEDS FOR THE PAVILION FOR 2013**
- ❖ **OTHER PROJECTS AS NEEDED**

SPECIAL THANKS TO FOLLOWING

NEIGHBORS WHO ORGANIZED

- ❖ **HOLIDAY REEF BOWS-DONNA SMITH**
- ❖ **LANDSCAPPING SUGGESTIONS-SUSAN MOORE**
- ❖ **EASTER EGG HUNT-KARIN SULEK**
- ❖ **JULY 4th PARADE-STEVE BLANDFORD**
- ❖ **TO THE BOARD MEMBERS WHO HAVE SERVED**

RESPECTFULLY SUBMITTED

ADAM SHUPPERT, PRESIDENT (2012-2013)

FINANCE REPORT

- 1. 2012 INCOME AND EXPENDITURES**
- 2. 2013 INCOME COLLECTED AS OF 4/27/2013**
- 3. 2013 OPERATING BUDGET**

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2012 INCOME: \$58,221 (REF. 2012 TAX FORM)

2012 EXPENDITURES: \$78,996 (REF. 2012 TAX FORM)

2013 INCOME (collected assessments as of 4/27/2013): \$56,625

141 homes out of 145 homes paid in full + 2 on payment plans
Collection Rate = 97.8%

CURRENT BANK BALANCES

ACCOUNT	April 27, 2013	March 31, 2012
Checking	\$45,240	\$26,841
Money Market	\$21,792	\$33,736

2013 OPERATING BUDGET

CATEGORY	2013 BUDGET	PERCENT OF TOTAL
BUILDING MAINTENANCE	\$5,100	11.2%
ELECTRIC and TELEPHONE	\$2,500	5.5%
INSURANCE	\$2,500	5.5%
LANDSCAPE MAINTENANCE & MATERIALS	\$12,600	27.7%
LEGAL & ACCOUNTING	\$600	1.3%
MANAGEMENT FEE	\$0	0.0%
POOL MAINTENANCE & REPAIRS	\$15,000	33.0%
POSTAGE/PRINTING/SUPPLIES	\$300	0.7%
PROPERTY AND INCOME TAX	\$100	0.2%
WEBSITE MAINTENANCE	\$1,400	3.1%
WATER/SEWER	\$4,700	10.3%
MISCELLANEOUS	\$700	1.5%
OPERATING TOTAL	\$45,500	100%
RESERVES FOR REPLACEMENT	\$12,500	

Payment for the parking lot replacement was made in the first half of 2012, while payment for the landscaping upgrade was made in the last half of 2012. Anticipate 2013 expenditures to be significantly less than those in 2012 because planned improvement projects will not be as large.

Submitted By Dan Perrin, Treasurer 4/29/2013

Waterford Homeowners Association

Meeting Notes/Minutes 4/2/12 – Annual meeting

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

Topics Discussed

Minutes were approved from the prior meeting .

Reviewed March 2012 bank a/c balances reserve and checking. Finance Report and President's report was approved. 98% of all assessments have been collected.

Capital improvements...The capping of the wall at the pool has been finished and new concrete has been poured for the pool parking lot. The pool cover will need to be replaced in the fall.

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

The board will look into possible improvements in the landscape in the island area. A quote was reviewed from Degree and will be discussed further. The landscaping was sent out for bid and Degree will continue to be the landscaper for the upcoming season.

Board members agreed to serve another year everyone was reelected for another year. One resident showed up to the meeting.

The next meeting date will be 6/4/12.

Submitted

Tom Strotman, Secretary

Waterford Homeowners's Assn. Inc.

BOARD MEMBERS ELECTED FOR 2013

PRESIDENT-----MR. ADAM SHUPPERT

VICE PRESIDENT-----MR. GARY HOLLOWAY

SECRETARY-----MR. TOM STROTMAN

TREASURER-----MR. DAN PERRIN

MEMBER AT LARGE-----MR. WILL SCOTT