



WATERFORD HOA, INC.
**WATERFORD
HOMEOWNERS
ASSOCIATION TRUSTEE BOARD
2009-2010**

Mr. Dan Perrin
Member At Large
4186 Allenhurst Close

Mr. Tom Strotman
Secretary
4181 Allenhurst Close

Mr. Adam Shuppert
Treasurer
11041 Bodwell Ct.

Mr. Bob Juenke
Vice President
11065 Bodwell Ct.

Mr. Gary Holloway
President
4187 Allenhurst Close

FINANCE REPORT-2009 WATERFORD ANNUAL MEETING

2008 INCOME **\$56,602 (REF. 2008 TAX FORM)**

2008 EXPENDITURES **\$53,281 (REF. 2008 TAX FORM)**

2009 INCOME (COLLECTED ASSESSMENTS) **\$52,849 (132 HOMES OUT OF 146 HOMES PAID)
(REF. FEB. 2009 FINANCE STATEMENT)**

COLLECTION RATE **90.4%**

BANK BALANCES AS OF 2/27/2009

CHECKING **\$50,530.12 (REF. 2/27/09 BANK STATEMENT)**

RESERVE **\$9,579.22 (REF.2/27/09 BANK STATEMENT)**

2009 PLANNED BUDGET

CATEGORY	2009 BUDGET	PERCENT OF TOTAL
BUILDING MAINTENANCE	\$4,300	7.36%
COMMON UTILITIES -ELECTRIC	\$2,400	4.11%
INSURANCE	\$1,600	2.74%
LANDSCAPE MAINTENANCE & MATERIALS	\$11,935	20.44%
LEGAL& ACCOUNTING	\$2,000	3.42%
MANAGEMENT FEE	\$8,100	13.87%
POOL CHEMICALS & SUPPLIES	\$0	0.00%
POOL MAINTENANCE & REPAIRS	\$13,110	22.45%
POSTAGE/PRINTING/SUPPLIES	\$1,600	2.74%
PROPERTY TAX	\$150	0.26%
RESERVES FOR REPLACEMENT	\$10,255	17.56%
WATER/SEWER	\$2,950	5.05%
TOTAL	\$58,400	100.00%

Submitted By Chris Jenkins, Treasurer 3/31/2009

WATERFORD HOMEOWNERS ASSN.

March 31,2009

2009 BOARD ANNUAL MEETING REPORT

I want to welcome our fellow homeowners and neighbors to our 2009 Annual Meeting. I would like to introduce the Board members and Property Manager who have served during the past year.

- **Chris Jenkins-Treasurer**
- **Adam Shuppert-Secretary**
- **Bob Juenke-Vice President**
- **Gary Holloway-President**
- **Sherry Browne-Stellar Properties**

BOARD ACCOMPLISHMENTS

MAINTENANCE & REPAIR

- **PAVILION ROOF CLEANED TO PREVENT BLACK STREAKS**
- **REPAIR OF THE POOL BOWLS AND WALLS WAS COMPLETED**
- **REPAIR ON PART OF THE POOL DECK WAS COMPLETED**
- **THE NEW POOL CONTRACTOR SELECTED LAST YEAR, HAS GIVEN BETTER SERVICE**

FINANCE

- **MADE FINANCE SYSTEM POLICY CHANGES FOR IMPROVEMENT OF REPORTING**
- **COMPLETED THE 2009 BUDGET**

ASSESSMENT COLLECTIONS

- **COMPLETED 2009 ASSESSMENT COLLECTIONS WITH EIGHT (8)HOMEOWNERS BEING DELINQUENT. THE BOARD HAS STARTED THE COLLECTION PROCESS PER THE WATERFORD COLLECTION POLICY.**

LEGAL ACTIONS (2008 ASSESSMENTS AND EARLIER YEARS

- **FILED LIEN AND FORECLOSURE LEGAL DOCUMENTS AGAINST ONE HOMEOWNER FOR NON-PAYMENT OF ASSESSMENT FEES(2008 AND EARLIER) WITH HAMILTON COUNTY COURT. FORECLOSURE IS NOW IN PROGRESS**
- **FILED LIEN LEGAL DOCUMENTS AGAINST THREE(3) HOMEOWNERS FOR NON-PAYMENT OF ASSESSMENT FEES(2008 AND EARLIER) WITH HAMILTON COUNTY COURT.**

ARCHITECTURAL CONTROL

- **THE BOARD REVIEWED 41 APPLICATIONS DURING THE PAST YEAR. THANK YOU FOR YOUR PARTICIPATION**

POOL SAFETY

THE BOARD HAS SELECTED A VENDOR FOR THE INSTALLATION OF SAFETY EQUIPMENT ON BOTH POOLS TO COMPLY WITH THE VIRGINIA GRAEME BAKER ACT. THIS IS TO REDUCE POSSIBLE INJURY FROM HIGH SUCTION FORCES IN THE POOLS.

GENERAL

- **MODIFIED THE COLLECTION POLICY TO BE IN LINE WITH OUR COVENANTS BASED ON ADVICE FROM OUR LAWYER.**
- **RESPONDED AND ANSWERED TO HOMEOWNERS QUESTIONS AS THEY CAME UP.**
- **WE LOST A FEW TREES LAST YEAR DUE TO HIGH WINDS AND OTHER CAUSES. THESE WILL NOT BE REPLACED.**
- **MET WITH THE DEVELOPER AND NEW HOMEOWNER IN THE ENCLAVE TO GET INFORMATION ON PLANNED DEVELOPMENT. THE PLAN IS TO PLACE 3-4 HOUSES ON LARGE LOTS. WE ARE WAITING TO SEE HOW THE ENCLAVE DEVELOPS BEFORE HOLDING ANY NEW DISCUSSIONS.**

SPECIAL THANKS TO THE NEIGHBORS WHO ORGANIZED EVENTS IN THE NEIGHBORHOOD

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

Respectfully Submitted

Gary Holloway, President (2008-2009)