

Tom Strotman  
President  
733-9554

Vacant  
Vice President

# WATERFORD HOMEOWNERS ASSOCIATION, INC.

Gary Holloway  
Treasurer  
733-0849

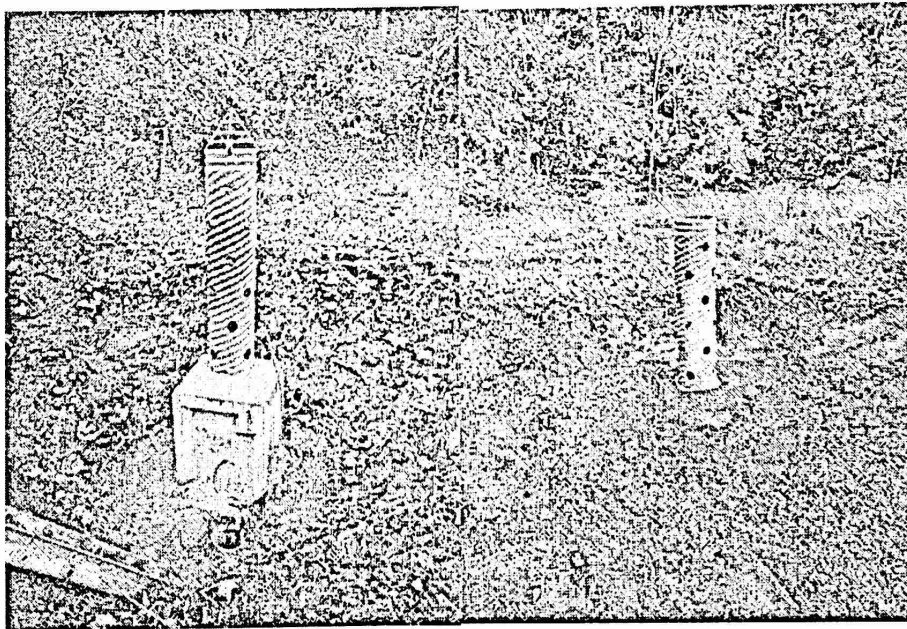
Tammy Johnston  
Secretary  
604-8295

Kris Eisentrout  
Member At Large  
-----

## ~~2022~~ <sup>2021</sup> SUMMARY OF MAJOR INITIATIVES

### PROJECTS COMPLETED IN 2021

- NEW POOL KEYS WERE DISTRIBUTED.
- CONTINUED WORKING ON ELIMINATING MOLES ON THE FRONT ISLAND.
- REPLACED THE APPLE TREES ON THE SIDE OF THE PAVILION.
- MORE COLORFUL FLOWERS FOR THE FRONT ENTRANCE.
- PRESSURE WASHED THE POOL DECK, PAVILION SIDEWALKS AND WALLS.
- THE POND WAS PUMPED IN EARLY 2021 AND A NEW DRAIN STANDPIPE WAS INSTALLED IN OCTOBER.



- MADE OTHER REPAIRS AS NEEDED.

Tom Strotman  
President  
733-9554

Vacant  
Vice President

# WATERFORD HOMEOWNERS ASSOCIATION, INC.

Gary Holloway  
Treasurer  
733-0849

Tammy Johnston  
Secretary  
604-8295

Kris Eisentrout  
Member At Large

## WATERFORD FINANCES-2022

### 2021 FINANCE SUMMARY

2021 INCOME (COLLECTED ASSESSMENTS AS OF 3/19/21) = \$58,000  
(\$15,470 IN 2020 AND \$42,530 IN 2021)  
145 HOMES PAID IN FULL NO LIENS/ NO FORECLOSURES  
2021 EXPENSES—\$97,151.5 (REFERENCE 2021 TAX RETURN)

### 2022 FINANCE SUMMARY

2022 INCOME (COLLECTED ASSESSMENTS AS OF 3/31/22) = \$58,000  
145 HOMES PAID IN FULL NO LIENS/ NO FORECLOSURES  
2022 EXPENSES—\$58,000 (REFERENCE 2022 BUDGET)

### WATERFORD MARCH ACCOUNT BALANCES

CHECKING-----\$73,378.05

RESERVE FUND-----\$49,139.79

REFERENCE -MARCH 17,2022 FINANCE STATEMENTS

Tom Strotman  
President  
733-9554

Vacant  
Vice President

# WATERFORD HOMEOWNERS ASSOCIATION, INC.

Gary Holloway  
Treasurer  
733-0849

Tammy Johnston  
Secretary  
604-8295

Kris Eisentrout  
Member At Large  
-----

## WATERFORD BUDGET-2022

CATEGORY	2020 BUDGET	PERCENT OF TOTAL
BUILDING MAINTENANCE	\$5,000	8.62%
COMMON UTILITIES - ELECTRIC/TELEPHONE	\$1,000	1.72%
INSURANCE	\$3,500	6.03%
LANDSCAPE MAINTENANCE & MATERIALS	\$15,000	25.86%
LEGAL	\$1,000	1.72%
MANAGEMENT FEE	\$0	0.00%
POOL CHEMICALS & SUPPLIES	\$1,000	1.72%
POOL MAINTENANCE & REPAIRS	\$15,000	25.86%
POSTAGE/PRINTING/ SUPPLIES	\$1,000	1.72%
PROPERTY TAX	\$200	0.34%
RESERVES FOR REPLACEMENT	\$8,300	14.31%
MISCELLANEOUS	\$1,000	1.72%
WATER/SEWER	\$2,000	3.45%
NON-RECURRING ITEMS	\$4,000	6.90%
TOTAL	\$58,000	100.00%

Tom Strotman  
President  
733-9554

Vacant  
Vice President

# WATERFORD HOMEOWNERS ASSOCIATION, INC.

Gary Holloway  
Treasurer  
733-0849

Tammy Johnston  
Secretary  
604-8295

Kris Eisentrout  
Member At Large

## SUGGESTED PROJECTS FOR THE NEW BOARD

1. **THE PAVILION GUTTERS SHOULD BE WASHED EVERY YEAR TO GET RID OF THE BLACK STREAKS ON THEM. WE ALREADY HAVE THE HOSES AND BRUSH TO DO THIS JOB. THIS CAN BE DONE BY A TEENAGER IN WATERFORD**
2. **THE TOP THE BRICK WALLS AT THE ENTRANCE SHOULD BE SPRAYED WITH THOMPSON WATER SEAL. THIS CAN BE DONE WITH A SPRAYER. THIS CAN BE DONE BY A TEENAGER IN WATERFORD.**
3. **THE PARKING LINES ON THE PAVILION PARKING LOT NEED TO BE REPAINTED. WE HAVE THE LINE SPRAYER. THIS SHOULD BE DONE IN EARLY MAY BEFORE THE POOL IS OPENED. THIS CAN BE DONE BY A TEENAGER IN WATERFORD.**
4. **THE GAP BETWEEN THE POOL WALL AND PARKING LOT SHOULD BE SEALED. THIS CAN BE DONE BY A TEENAGER IN WATERFORD.**
5. **THE PRIVATE PROPERTY SIGN NEEDS TO BE REPLACED WITH A METAL POST FOR LONG LIFE. EADS FENCING CAN DO THE POSTS. A NEW SIGN HAS TO BE MADE, SIMILAR TO THE PRESENT SIGN.**
6. **THE WOOD POSTS ON THE ISLAND NEED A COAT OF WHITE PAINT. THIS CAN BE DONE BY A TEENAGER IN WATERFORD.**
7. **DUST FOR SPIDER WEBS ON THE CEILING OF THE PAVILION. THIS CAN BE DONE BY A TEENAGER IN WATERFORD.**