

Tammy Johnston
President
604-8295

Brian Bailey
Treasurer
289-1363

Tracy Goldie
Member at Large
304-0072

**WATERFORD HOMEOWNERS
ASSOCIATION, INC.**

Kris Eisentrout
Vice President
257-7168

Lynne Kraemer
Secretary
652-6851

Bill Ward
Architectural Chair
208-6740

Waterford Annual Meeting Agenda 2024

April 2, 2024

Agenda Items

- **Summary of all major projects/initiatives during the pasted year 2023-2024(April)—Tammy Johnston**
- **Current Financial Status and Budget of the Waterford Homeowners Association—Brian Bailey**
- **Ballot Vote Results for the New Board Members for 2024-2025(April)—Kris Eisentrout**
- **Projects for the New Board Members for 2024-2025—Tammy Johnston**
- **Questions and Concerns from the Floor**

Warm thank you to the HOA Board of 2023-2024(April) for all their hard work and time to make Waterford a wonderful community for all!

Tammy Johnston
President
604-8295

Brian Bailey
Treasurer
289-1363

Tracy Goldie
Member at Large
304-0072

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Kris Eisentrout
Vice President
257-7168

Lynne Kraemer
Secretary
652-6851

Bill Ward
Architectural Chair
208-6740

Summary Of the Major Projects/Initiatives for 2023-2024

- Damaged Sprinkler Heads changed-Tom is coming this week.
- Gutters cleaned out and dark streaks power washed-2024
- Power washed white parking lanes in the pool lot-2024
- Spray painted bike rack
- New clock hung on pool side-Thanks Tracy!
- New light heads for lamp post at the pool/new bulbs to undercroft.
- Changed out communication Board outside the bathrooms
- New bathroom fixtures/new trash cans.
- New Umbrellas for pool/baby pool. New trash cans on pool deck.
- Security cameras installed and signage put up.-Thanks Tracy
- New Electrical cord for Christmas lights at the pool -Thanks Mark!
- Power washed all walls and pool deck- next to be done 2025
- Hooks installed front wall and changed bulbs to lights.
- Greenix reinstated to take care of common areas.
- Social Committee-New events for the community.
- Trees- one in Falling Creek/ 2 on Timberwood.-Thanks Kevin(Traditions Tree)

Landscaping

Helen Pratt is stepping down and her son (Doug) is taking over for her. Met with both of them in the fall to go over our landscaping and the pond. Since then multiple calls without a return call. Will continue to reach out. Currently our landscaping work has been on time and looks amazing. Pond continues to be stable!

Tammy Johnston
President
604-8295

Brian Bailey
Treasurer
289-1363

Tracy Goldie
Member at Large
304-0072

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Kris Eisentrout
Vice President
257-7168

Lynne Kraemer
Secretary
652-6851

Bill Ward
Architectural Chair
208-6740

Pool

Tammy Hunt signed the 2024 Pool contract to close the pool. Back-Flow pipe was installed by our plumber and the sprinkler system will be turned on this week. Both back-flow test will occur by each in the next 2 weeks.

Jeff has stated opening up the pool. Contract with him is through 2025.

Duke Lights

Remember the lights need to be called to Duke-we have nothing to do with it unless you want to do it.

Waterford Website

Lynne works with Nathan Stuller from Unstoppable Software to update the HOA Website. Nathan is awesome! He updates our website within a few days! Waterford HOA Business Card for all residents which they all received with their ballots. All new residents will receive one as a "Welcome to Waterford." We are hoping this will help in any communication our neighbors may need with the HOA. Thank you, Lynne!

Tammy Johnston
President
604-8295

Brian Bailey
Treasurer
289-1363

Tracy Goldie
Member at Large
304-0072

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Kris Eisentrout
Vice President
257-7168

Lynne Kraemer
Secretary
652-6851

Bill Ward
Architectural Chair
208-6740

Treasure-Brian

We are very proud in this economy to keep our HOA fee at \$400 this year! We are at 100% for collecting the HOA fees! New way to pay-through bank? It was a very large job and we appreciate it! Thank You! Updates/Report for the year-see report!

Taxes filed

Ballots-2024 Election-Kris

Architectural Committee

Thank you, Tracy Goldie, Kris Eisentrout and Bill Ward for volunteering their time to be co-chairs of this committee! All submissions are reviewed and have up to 30 days for a response, however some items need to go to the City of Sharonville too. See HOA website for common items.

Decorating Waterford

It is still well received by the residents of Waterford! Hoping to add some more festive décor in the future!

Tammy Johnston
President
604-8295

Brian Bailey
Treasurer
289-1363

Tracy Goldie
Member at Large
304-0072

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Kris Elsentrou
Vice President
257-7168

Lynne Kraemer
Secretary
652-6851

Bill Ward
Architectural Chair
208-6740

Cuni, Ferguson and Levay Law has merged with Cincinnati Law firm Wood and Lamping as of March 1st, 2023. All representation is the same for our HOA!

Suggested Projects for 2024-2025

- 2 New trash cans for pool deck/Check clock!
- Hooks to be installed on front of walls at front entrance for décor
- New electric cord for the pavilion-Mark Lohmeier-thank you!
- Bathrooms need a coat of paint and new light/fan fixtures. Need to check doors too! Doug to possible do this work.
- Acid wash floor outside bathrooms to prevent slipping and falling on the floor when wet-Need to decide if we want to do this or table until next year. *filed in 2024*
- Umbrella at Baby pool- we will do 2 a year! So please remember to put down when leaving the pool in case a storm hits. Worked ok last year but were broken early in the year! Thanks!-Need to put up in May.
- Power Wash all walls (7), pool deck and front of pavilion and Thompson Water seal the top of the brick on the front entrance walls. This is done every 2 years! Next time is 2025! Send letters to affected homeowners-3M/Doug will seal walls when 3M is done.
- Clean out gutters every year/Check pool furniture/tighten screws-Doug to do this work.

Tammy Johnston
President
604-8295

Brian Bailey
Treasurer
289-1363

Tracy Goldie
Member at Large
304-0072

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Kris Eisentrout
Vice President
257-7168

Lynne Kraemer
Secretary
652-6851

Bill Ward
Architectural Chair
208-6740

- Dust for Spider Webs on the ceiling of the pavilion every year-
Doug/May
- What to do about the trees/land?
- Clean or repaint parking lines before the pool opens every year-
2025/Looks pretty good for this year?
- Check on the pond-Discuss issues
- Check on the storage unit at Star Storage-Need to go through it.
- Continue year Greenix for the front island-done
- Addendum agenda- Discuss items
- Social committee- Pool Potluck, Christmas Happy Hour, Food Truck-
Connie/Tracy-what worked? @ Potluck at Pool

4th on the Loop

We apply in April/May to be in the parade. Diane Mueller was contacted to see if she still has time to take the lead. If so we will need a banner and send out a flyer,
Who is in town to walk?

Board Members- By-Laws

The By-laws state 4 seated positions-

President/Vice/Treasurer/Secretary then Members At- Large.

Tammy Johnston
President
604-8295

Brian Bailey
Treasurer
289-1363

Tracy Goldie
Member at Large
304-0072

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Kris Eisentrout
Vice President
257-7168

Lynne Kraemer
Secretary
652-6851

Bill Ward
Architectural Chair
208-6740

Architectural Committee is required in the By-Laws- 3 homeowners is ideal.

The current board for the past years has reestablished the above so that we are compliant with the HOA BY-Laws!

We have continually asked for homeowners to volunteer to be on the board to no avail and only have 12-19 ballots submitted. Please consider running in 2025 or attend a meeting! We have a great time!

I want to take this time to thank this wonderful board for stepping up and giving of their time and talents. Also, I want to thank a lot of their families/other families that help us achieve improvements in the neighborhood so we can continue to strive to keep the HOA fee at \$400 and continue to make Waterford a desirable neighborhood to live! You all are TRULY the Best!

Respectfully submitted,
Tammy Johnston
HOA President

Tammy Johnston
President

Kris Eisentrout
Vice President

Tracy Goldie
Member At Large

WATERFORD HOMEOWNERS ASSOCIATION, INC.

Brian Bailey
Treasurer

Lynne Kraemer
Secretary

Bill Ward
Architectural Chair

Connie Lohmeyer
Member At Large

WATERFORD HOA FINANCIAL SUMMARY April 2, 2024

2022 SUMMARY:

145 / 145 HOA Dues paid. No liens / No foreclosures

Income Collected HOA Dues:	\$58,000.00
Other Misc/ Income:	\$ 105.00
Total Income:	\$58,105.00

General Expenses:	\$46,947.18
Capital Improvements: Detention Pond:	\$15,540.00
Total Tax Return Expenses:	\$62,487.18

Net Change Assets: (\$ 4,382.18)

2023 SUMMARY:

145 / 145 HOA Dues paid. No liens / No foreclosures

Income Collected HOA Dues:	\$58,000.00
Other Misc/ Income:	\$ 35.00
Total Income:	\$58,035.00

General Expenses:	\$49,745.45
Capital Improvements:	\$ 0.00
Total Tax Return Expenses:	\$49,745.45

Net Change Assets: \$ 8,289.55

12/31/23 Cash Balances:

Checking Acct.:	\$25,431.99
Savings Acct./Capital Fund:	\$49,156.01

4/01/24 Cash Balances:

Checking Acct.:	\$61,212.91
Savings Acct./Capital Fund:	\$59,186.72

WATERFORD 2024 BUDGET

CATEGORY	2023 BUDGET	PERCENT OF TOTAL
INCOME	\$58,000.00	100.00%
LANDSCAPE MAINTENANCE & MATERIALS	\$17,000.00	29.31%
POOL MAINTENANCE & REPAIRS	\$18,000.00	31.00%
COMMON UTILITIES - ELECTRIC/TELEPHONE	\$5,000.00	8.62%
INSURANCE	\$3,500.00	6.03%
BUILDING MAINTENANCE	\$1,500.00	2.59%
LEGAL	\$500.00	0.86%
MANAGEMENT FEE	\$0.00	0.00%
POOL CHEMICALS & SUPPLIES	\$1,000.00	1.72%
POSTAGE/PRINTING/ SUPPLIES	\$400.00	0.69%
PROPERTY TAX	\$100.00	0.17%
MISCELLANEOUS	\$1,000.00	1.72%
CAPITAL RESERVE	\$10,000.00	17.24%
TOTAL	\$58,000.00	100.00%