

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 2025

March 19,2025

Agenda Items

- **Summary of all major projects/initiatives during the pasted year 2024-2025(March)—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/Overview of the responsibilities of the board.**

Warm thank you to the HOA Board of 2024-2025(March) for all their hard work and time to make Waterford a wonderful

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community for all! Welcome to our residents attending our meeting today.

Summary Of the Major Projects/Initiatives for 2024-2025

- Damaged Sprinkler Heads -Tom Popplewell (Sprinkler)
- Gutters cleaned out and dark streaks power washed-2024
- Power washed white parking lanes in the pool lot-2024
- New clock hung on pool side-Thanks Tracy!
- Changed out communication Board outside the bathrooms
- New trash cans. Bathrooms were painted/fan and light fixture fixed. One of the bathroom doors/handle were fixed due to homeowners getting stuck inside the bathroom.
- New Umbrellas for pool/baby pool.
- 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

Call out to Helen Pratt to go over our landscaping and the pond. Address tree in triangle island at the front of East Allenhurst Blvd.-replace? Seed the

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patch at the front where the tree was before it came down. Flowers earlier in our big pots inside the pool.

Currently our landscaping work has been on time and looks amazing.

Pond continues to be stable!

Pool

Tammy Hunt signed the 2025 Pool contract to close the pool every night.

Back-Flow pipe will be installed by our plumber(today) and the sprinkler system will be turned on next week. Both back- flow tests will occur by each of them in the next few weeks.

Jeff (Cincinnati Pool Management) will open up the pool on May 24th and close it Sept.1st. Pool season is one week longer this year so our bill will reflect it. Contract with him is through 2026.

Pool Opening Checklist-May

Duke Lights

Remember if the street lights need to be changed out the homeowners can call Duke-we have nothing to do with it unless you want to do it.

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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!

The Waterford Website was getting multiple spam emails through the application form on the Architectural website. Nathan investigated it and he is reinstating our I-Bot Security Software. Cost was \$120-\$150/year. Brian is aware to look for this bill. On average we were receiving 40 emails/week.

Treasure-Brian

We are very proud in this economy to keep our HOA fee at \$400 this year! We are at 99% for collecting the HOA fees! We have one homeowner with after multiple attempts to contact them we have not received payment. Sending a Certified Return Receipt letter. New way to pay-through bank/Zelle was well received and appreciated. It was a very large job and we appreciate it! Thank You! Updates/Report for the year-see report!

Taxes filed-Brian

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Ballots-2025 Election-Kris Results ?

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.

If pouring a new driveway whether it's over the existing driveway or extending it, you must have your lines marked prior to the pour. Usually, the contractor does this so make sure this is done. Zaring Court was shut down and evacuated due to the homeowner not getting it done. The City of Sharonville has to issue a permit for it and the HOA has to approve it. Both need to occur also before the pour.

Decorating Waterford

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

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Wood & Lamping LLP (Amy Ferguson-Our Lawyer) 513-852-6000 had the HOA file with the State of OHIO to FinCEN for Beneficial Ownership Information Report (BOIR) this year. We are good for 5 years! All representation is the same for our HOA! Thank You Amy!

Suggested Projects for 2025-2026

- Check clock! – Tracy has extra clock or can order a replacement.
- New Umbrellas-A lot were damage last year! Color? Vote
- 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.
- 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 still didn't last very long before it was broken.
- 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! Due this year! 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.

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- Dust for Spider Webs on the ceiling of the pavilion every year- Doug/May
- 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 Greenix for the front island-done
- Social committee- Pool Potluck, Garage Sale, Food Truck, Ladies Day! Connie/Tracy-what worked? Dates for 2025
- Zach McClurg- talk about lights at the pool- \$250
- I'm meeting with Doug on 3/20 to go over what is needed.

Tracy Goldie

4th on the Loop

We apply in April/May to be in the parade. Diane Mueller is our contact to handle the parade. She has the Waterford Banner. Hope to get more homeowners to attend this year.

We will need to get a flyer out to remind homeowners early.

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Theft in the Neighborhood

Sharonville Police Chief contacted me to be in a "Round Table" discussion with the other HOA's Presidents in Sharonville. They are trying to get a date for all of us to meet with several Police Chiefs from the Columbus area. It may be in person which is preferred (daytime) or Zoom Meeting. TBA! I will let you all know and if I can bring one of you too.

Please stay vigilant! These thieves are in and out, bold and looking for easy access!

Board Members- By-Laws

The By-laws state 5 seated positions-

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

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

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

We will continue to ask homeowners to run for the board. Thank you to everyone here that is considering joining the board. We have a great time!

Questions/Overview of Board

Waterford Homeowners Association

Board of Directors

President

Vice President

Secretary

Treasurer

Committee Chairs

Architecture & Design

Security

Waterford Homeowners Association

Board of Directors

President

Vice President

Secretary

Treasurer

Committee Chairs

Architecture & Design

Security

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 the 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 Lohmeier
Member At Large

WATERFORD HOA FINANCIAL SUMMARY March 19, 2025

2024 SUMMARY:

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

Income Collected HOA Dues:	\$58,000.00
Other Misc/ Income:	\$ 0.00
Total Income:	\$58,000.00

General Expenses:	\$53,941.14
Capital Improvements Tree Removal:	\$ 8,656.34
Total Tax Return Expenses:	\$62,597.48

Net Change Assets: (\$ 4,597.48)

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

12/31/24 Cash Balances:

Checking Acct.:	\$10,834.51
Savings Acct./Capital Fund:	\$59,297.95

3/19/25 Cash Balances:

Checking Acct.:	\$66,669.59
Savings Acct./Capital Fund:	\$59,321.91

WATERFORD HOA 2025 BUDGET

CATEGORY	2025 BUDGET	PERCENT OF TOTAL
INCOME	\$58,000.00	100.00%
LANDSCAPE MAINTENANCE & MATERIALS	\$18,000.00	31.0%
POOL MAINTENANCE & REPAIRS	\$15,000.00	25.9%
COMMON UTILITIES - ELECTRIC/TELEPHONE	\$5,000.00	8.6%
INSURANCE	\$3,700.00	6.4%
BUILDING MAINTENANCE	\$2,500.00	4.3%
LEGAL	\$500.00	0.9%
MANAGEMENT FEE	\$0.00	0.00%
POOL CHEMICALS & SUPPLIES	\$1,000.00	1.7%
POSTAGE/PRINTING/ SUPPLIES	\$400.00	0.7%
PROPERTY TAX	\$100.00	0.2%
MISCELLANEOUS	\$1,800.00	3.1%
CAPITAL RESERVE	\$10,000.00	17.2%
TOTAL	\$58,000.00	100.00%