



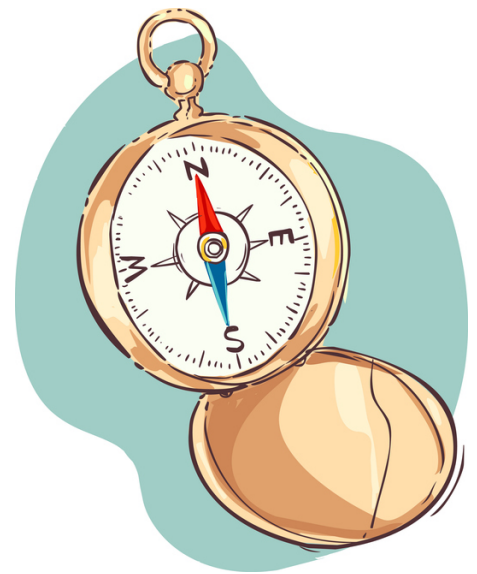
Waterford Homeowner's Association
PO Box 2331 Idaho Falls, Idaho 83403



Waterford Neighbors,
Our Community, Our Friends, Our Home

HOA GUIDING PRINCIPLES

1. We will continue to strengthen the beauty, friendships, safety, and enjoyment of our neighborhood community.
2. We will enhance meaningful communications.
3. We will build relationships, friendships, and neighbor interactions.
4. We will be available and assure transparency.
5. We will be fiscally responsible and prudent.



OUR 2021 ACCOMPLISHMENTS



- * Flourishing Entryway Enhancements
- * Holiday Lights
- * Ice Cream Social
- * City Parks Weed Control and Care
- * Irrigation Management
- * Common Area Care and Maintenance
- * Fiscal Prudence and Preparedness
- * Zoom without the Doom
- * Irrigation Transition is Underway



ON-GOING RESPONSIBILITIES AND CHALLENGES



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- *Collections of Member Fees
- *Fiscal Management and Vendor Payments
- *E Mail Monitoring and Title Company Requests
- *City Parks Maintenance and Weed Control

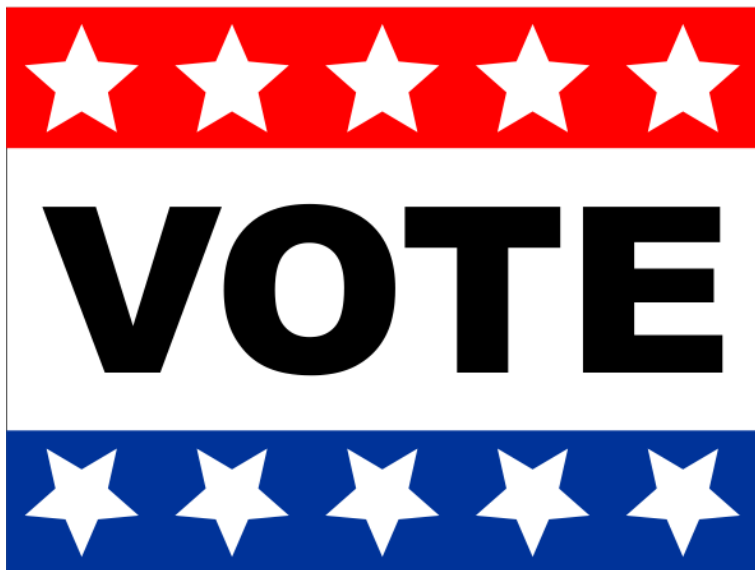
*Garbage Cans

- * Travel Trailers, Campers, Boats, and Utility Trailers
- * Landscaping Gravel
- * Weed Control
- * Home and Yard Maintenance.
- * Irrigation System Failures
- * Dead and Fallen Trees
- * Common Area Landscaping
- * Entry Way and Fifth West Beautification
- * Homeowner Projects and Approvals
- * Covenants and Bylaws Enforcement



**SIGNS, SIGNS,
EVERYWHERE A SIGN.**

**DO THIS, DO THAT,
CAN YOU POST THE
SIGN?**



* Homeowner Associations may not prevent or disallow political signs on your private property.

* Homeowner Associations may limit the placement of political signs within a reasonable timeframe around an election period.

* Waterford HOA approves political signs on private property up to 60 days before and 30 days after any authorized election.

* FOR RENT and FOR SALE Signs are permitted at any time.

2022 GOALS, OBJECTIVES, and PRIORITIES

- * Board Leadership Reorganization
- * Continue Irrigation Transition
- * Credit Card and E-Payment Options
- * Quarterly Waterford E-Newsletter
 - * New Neighbors and Announcements
 - * Neighborly News and Happenings
 - * The People's Corner Spotlights
 - * Q and A
 - * Suggestions and ideas
- * Update and Document the ACC Approval Process
- * Waterford Dog Days Hot Dog Roast
- * Neighborhood Helping Hands Outreach
- * Holiday Lights Contest
- * February's Biggest Snowman Contest
- * Yard Beautiful Contest and Prizes
- * Establish an Annual Audit Review Process
- * Enhance the HOA website
- * Review and Update HOA Bylaws
- * Stellar Financial Strength and Solvency



2021 FINANCIAL REPORT

Reported and Managed by Susan Dewey, Treasurer

Association Income

Annual Homeowners' Dues:	\$34,226.77
Transfer Fees.	165.00
Finance Charge/Past Due Accts.	131.70
Interest Income/Savings Account	10.79
Total Non Dues Income.	307.49

Total Income.	\$34,534.26
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Association Expenses

Insurance	1,221.00
Legal Fees	314.66
Meetings and Social Activities	339.53
Office Supplies	878.16
Postage and P.O Box.	497.00
Repairs and Maintenance	107.62
State Taxes	10.00
Landscaping Maintenance	11,382.20
Seasonal Decorations	881.69
Snow Removal	2,227.50
Sprinkler Maintenance.	1,950.89
Utilities	1,484.23

Total Expenses.	\$21, 294.48
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Total Net Income	\$13,239.78
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Summary of Association Assets

Bank of Idaho Checking Account: \$23,584.72

Bank of Idaho Savings Account: \$35,968.30

TOTAL CASH ON HAND: \$59,553.02

Summary of Accounts Receivable

- * As of 9/30/21, there are only 2 accounts past due.
- * Liens have been applied to these properties.
- * Total amount outstanding is \$625.94
- * One homeowner is working to become current by 10/31/21.





Summary of Accounts Payable

As of 9/30/21, there are no outstanding bills due.

HOWEVER,

We have initiated a substantial Sprinkler System Update.

Phase One 2021: North Entrance: \$12,504.00

Phase Two 2022: South Entrance: \$11,157.00

Phase Three 2023: Burgundy Drive: \$ 6,529.60

YOUR 2022 WATERFORD HOA HOMEOWNER ASSESSMENT

2022 Annual Household Assessment: \$198.00

Due Date: December 31, 2021

**Pay by: Cash, Check, Credit card, debit card,
E-Check, Pay Pal, Venmo**

Statements: November, 2021



YOUR WATERFORD HOA BOARD OF DIRECTORS

Retiring Members

Audie Trudell, President, 9 Years
of Service

Fred Armstrong, ACC
Committee, 3 Years of
Service



Continuing Members

Susan Dewey

Doug Craig

Michael Munk

New Members by Election on 10/23/2021

2022 Proposed Board Structure

HOA President:	Michael Munk	208-403-8503
ACC Director:	Doug Craig	208-201-6124
Treasurer:	Susan Dewey	208-251-1424
Board Member:	New Member	
Secretary:	New Member	



Waterford Neighbors,
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YOUR WATERFORD ARCHITECTURE CONTROL COMMITTEE (ACC)

ACC Director: Doug Craig

Committee Members:

Susan West

Ann Tyson

Ynette Marx

Brent Thompson



**SHARE
YOUR
IDEAS**

WE WELCOME YOUR IDEAS AND SUGGESTIONS

Call it in...

Send it in...

E-Mail it...

Text it...

Tell us in person...





QUESTIONS AND ANSWERS.... ?

WATERFORD NEIGHBORS

**Our Community,
Our Friends,
Our Home**





Waterford Homeowner's Association
PO Box 2331 Idaho Falls, Idaho 83403

Date

Dear (New Homeowner)

On behalf of our neighborhood community and the Waterford Homeowners' Association, I welcome you to your new home. I hope you will enjoy your new surroundings, home, and this wonderful neighborhood. Also, I hope you will make many friends here and come to enjoy the positive feelings of our community.

As the President of the Waterford HOA, I invite you to be somewhat aware of the scope of or Association responsibilities. For your convenience, I have attached a few documents, including our Guiding Principles, 2022 Goals and Objectives, and Ongoing Responsibilities and Challenges. These documents will provide a flavor and overview of our HOA activities.

Most importantly, we are all striving to maintain the viability of our neighborhood, the beautiful entrances and surrounding landscaping, home and yard maintenance, homeowner beautification projects, association financial security, and the overall atmosphere of our community that will enhance home values, livability, appeal, and neighborhood safety.

For your information, our Annual Meeting is generally held in October, and annual Association dues are billed yearly, and due before the end of each calendar year. Meanwhile, please watch for Association emails, newsletters, and other correspondence from time to time. Also, if you have questions or wish to become involved in the Waterford Homeowners' Association, please feel free to reach out via telephone. I can generally be reached at 208-403-8503.

Again, welcome to the neighborhood.

Sincerely,
Michael J. Munk
Waterford Association President

**Our Community,
Our Friends,
Our Home**



