



***Waterford Park Estates
Homeowners Association
Annual Meeting***



Agenda

- Call to Order
- Introductions
- Proof of Notice & Quorum
- Meeting Objective & Format
- Read & Approve Minutes
- Victory Park Planned Development
- Business Report
- Architectural Review Process
- Financial Report
- Real Estate
- Web Site
- Addition of New Board Members
- Announcement of Dues Waiver Winner
- New Business
- Adjourn





Board of Directors



- Jess Easley, President
- Sherry Wright, Treasurer
- Dawn Garber, Director
- Chris Custard, Director
- Randy Moody, Director
- Michael Devese, Director
- Martin BernStein, Director
- Carter Low, CMG, WPE Property Manager

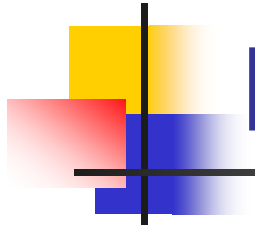


HOA Annual Meeting



- 133 Homes in Neighborhood
- Need Representation From 34 Homeowners (25%)
- Total of Proxies and Those Present

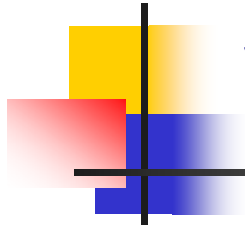
Do We Have A Quorum?



Meeting Format



- Parliamentary Procedures are in effect
 - Justice and courtesy for all
 - One thing at a time
 - The rule of the majority
 - The right of the minority
- When recognized please stand and state your name
- Please present your remarks in a clear, concise manner
- Voting will be done by voice vote, hand vote or by ballot depending on the type of issue



Victory Park

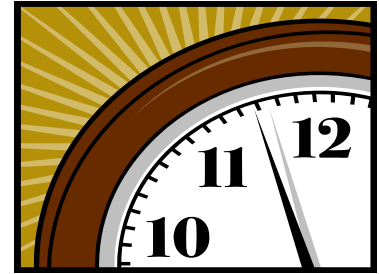
Chas Fitzgerald - Wilbow Corporation

Key dates for development

- Mid to Late November - demo and grading
- December - retaining wall construction
- January - water, sewer and storm piping
- March - Paving
- April - electric and gas lines
- May - landscape
- June - finish project, deliver to homebuilder



Meeting Minutes



- Read & approve meeting minutes from last year
- Reading will be waived if so motioned and approved

HOA Assets

- Common Areas of WPE
 - North Dixon Road
 - West Morris Road
- 1,785 Linear Ft Wrought Iron Fencing
- 45 Brick Pilasters
- 7 Entrance Monuments @ 4 Entrances
- 4 Irrigation Systems & Controllers
- 4 Electrical Panels
- 7 Accent Lights
- 2006 Asset Value - \$130,600





Professional Associations

- Community Management Group
 - Property Management
- Compass Bank
 - Financial Services
- Henry Oddo Austin & Fletcher, P.C.
 - Legal Services
- State Farm
 - Property & Liability Insurance
- Thomas & Associates P.C.
 - Annual Audit



Property Management YTD

- Invoices Paid – 125
- Facilitated Sprinkler and Electrical Repairs
- Managed Landscape Maintenance
- Trees Trimmed
- Neighborhood Inspections – 22
- Violations Noted – 190
- # of Violations Closed – 174
- # of Violations Still Open – 16
- # of Violation Notices Sent – 89
- # of Fines Assessed – 1
- # of ACC Requests Received/Approved – 12/11



Architectural Review Process



- Submit requests for architectural approval to CMG
- Examples: Painting, roofing, fencing, exterior construction, pool installation
- Commitment from the Board to timely reviews and approvals
- Reviewed and approved YTD – 5



Financial Report



Waterford Park Estates Bank Balance	2012 Beginning Balance	Balance as of 10/31/2012	2012 End of Year Projection
Checking	\$33,047	\$37,249	\$29,649
Reserve	\$67,189	\$67,328	* \$66,357

* On target to meet 20-year reserve requirements of \$130,600 based on a 2006 reserve study for replacement costs of common property components

- 2012 Reserve Fund Expenses:
 - Replaced (2) Irrigation Controllers
- Authorized financial audit of 2011
 - Available for review



Financial Impact Points

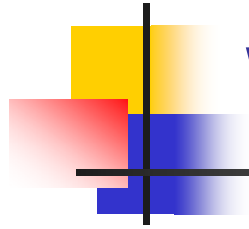


- Aggressive pursuit of delinquent accounts
 - Current delinquent accounts = 1
 - YTD Foreclosures = 0
- Write-offs of delinquent dues and fines = \$0
- **Dues increase for 2013 = \$0**



Real Estate Activity

Property Type: Single Family Status: Active			Property Type: Single Family Status: Sold		
Address	SqFt	List Price	Address	SqFt	Sold Date
2525 Russwood DR	3,063	379,900	6004 Garwood CIR	2,609	4/18/2012
Average (ListPrice / SqFt) : \$124.03			6008 Garwood CIR	2,883	8/16/2012
			2505 Russwood DR	3,004	8/6/2012
			6104 Gateridge DR	3,042	6/14/2012
			2400 Clear Ridge LN	3,157	6/8/2012
			6108 Valleywood DR	3,522	11/21/2011
			Average (SalePrice / SqFt) : \$106.41		
Property Type: Single Family Status: Pending					
Address	SqFt	List Price			
2205 Waterford DR	3,269	317,900			
Average (ListPrice / SqFt) : \$97.25					



Waterford Web Site

- WaterfordParkEstates.com
- Anonymous Comments
- Update Contact Information
- Download Forms
- Articles, CCRs & ByLaws
- Add Your Own Advertisement
- Block Party Pictures (submit yours)
- Upcoming Events

Waterford Park Estates



Do We Have a Winner?

- Announcement of 2013 Dues Waiver Winner from attending the Annual Meeting



New Business



- New Business From the Floor

Meeting Close



Waterford Park Estates