



Tidewater
NEW ALBANY, OH

2024 ANNUAL MEETING

JAN 14, 2024



MEETING AGENDA

- **INTRODUCTIONS**
- **APPROVAL OF MINUTES FROM 2023 ANNUAL MEETING**
- **2023 YEAR IN REVIEW**
- **2024 FINANCIALS**
- **PRESIDENT'S COMMENTS**
- **OLD BUSINESS**
- **NEW BUSINESS**
- **ELECTION OF OFFICERS**
- **ADJOURNMENT**

INTRODUCTIONS

2023 BOARD

2023 HOA ELECTED BOARD



PRESIDENT

SAMANTHA RUFO

TERM EXPIRES 2025



SECRETARY

SARAH EDWARDS

TERM EXPIRES 2025 - STEPPING DOWN



TREASURER

KRISTEN TSCHOLL

TERM EXPIRES 2024

APPROVAL OF MINUTES FROM THE 2023 ANNUAL MEETING

Annual Meeting Minutes

Jan 15, 2023

The owners of the Tidewater Homeowners' Association met in person at the New Albany Links Clubhouse on Jan 15, 2023.

Meeting called to order by Sam Rufo at 2:00 pm at the New Albany Links Golf Club at 7100 New Albany Links Drive, New Albany, OH 43054. A quorum was established, and the meeting continued.

A total of (12) ten homes/lot were represented either in person or proxy. Board members Samantha Rufo, Ken Shoemaker and Kristen Tscholl were present.

Meeting Minutes –

Samantha Rufo welcomed all Owners and introduced the other board members.

A motion was made to approve the minutes from last year's annual meeting by Ken Shoemaker, seconded by Kristen Tscholl. The motion was approved.

Treasurers Report – Sam Rufo reviewed the financial state of the community as of December 31, 2022. **For 2023 our budget increased due to** two main factors. Inflation and that the HOA has been operating at a loss the last 3 years. But, with Covid, and uncertain financial times, we wanted to be as conservative as possible. We have a fine line in our neighborhood with only 60 homes to pay landscaping contracts, insurance, utility and legal fees. Prior to 2023 Budget the budget had not been adjusted since 2016. We have two major capital projects in front of us – the fence which is falling apart and not able to be maintained anymore as well as needing to repave the road to the pond and the walking area along Central College Rd. Both are important aspects of keeping up property values for the community. A motion and 2nd was made from the floor to accept the 2023 Financials. The motion carried.

President's Report - Sam discussed the year in review of neighborhood initiatives and activities. Thanked the current board members and committees for their volunteer work.

New Business - Amendments Vote to update the Rules and Bylaws to satisfy the provisions in the 2022 Ohio Planned Community Act, SB61. A motion was made to approve the proposed Amendments as is by Kristen Tscholl, seconded by Ken Shoemaker. The motion was approved.

Election – There was one open Board seat for Secretary. We had one nomination prior to the meeting deadline of Sarah Edwards. Sarah was elected as the new Secretary.

General Discussion - The floor was opened for general questions, comments, recommendations, and discussion. The weeds along McClellan were a concern and neighbors at the meeting wanted to join the Landscaping Committee.

Closing Remarks - It was moved, seconded, and unanimously agreed without objections to adjourn the meeting at 2:34 pm.

2023 YEAR IN REVIEW

A summary of the Year-End Financial Condition is that we ended the year with \$9,717.22 in operating cash and \$12,522.73 in reserves. The goal was to update, fix and maintain the fence, owned paved areas, landscaping and pond. We fought a tripled valuation on the HOA land from Franklin County and won. Saving thousands of dollars.

New homeowners in Tidewater.

Home sales: 6

NEIGHBORHOOD



PRIVACY TREES

**(36) 4'-6' NORWAY SPRUCE'S PLANTED
ALONG MCCLELLAN DR**

NEIGHBORHOOD



IRRIGATION SYSTEM

**FULLY OPERATIONAL. REGULAR WATERING
SCHEDULE FOR PLANTS AND GRASS**



PUMPING SYSTEM

**REGULAR MAINTENANCE TO KEEP WATER
LEVELS AT CORRECT HEIGHT**



POND

**BEAUTIFICATION PROGRAM - PLANTS, FISH
RECYCLE WATER FOR THE IRRIGATION SYSTEM.
FISH FOR ALGAE CONTROL AND FISHING.**

NEIGHBORHOOD



TREE MAINTENANCE

REMOVAL OF DEAD TREES IN MULTIPLE LOCATIONS.

TRIM BACK OVERGROWTH



FENCING

**WHITE FENCING ALONG CENTRAL COLLEGE RD
PAINTED & REPAIRED AS NEEDED**



FOLIAGE & WEEDS

**REPLACEMENT OF DEAD PERENNIALS
AND SHRUBS.**

**EXTRA TREATMENT TO REMOVE WEEDS IN GRASS AND
BEDS.**

NEIGHBORHOOD



MAIN ENTRANCE

SOLAR LIGHTING

SECURITY SIGN

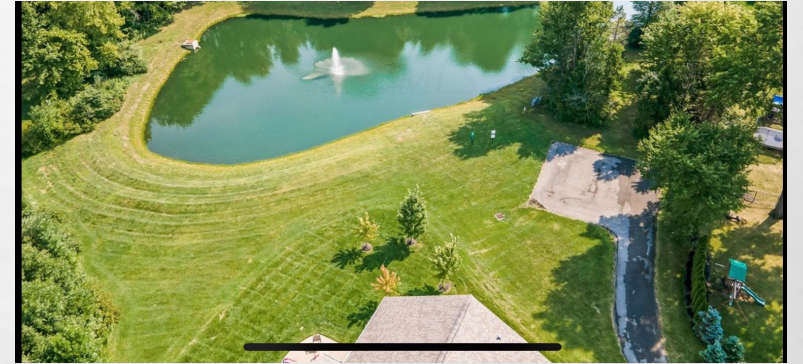
PERENNIALS



CENTRAL COLLEGE PATH

TO BE PAVED


***CHECKED WITH CITY, THIS IS HOA RESPONSIBILITY**



POND ROAD

REPAVED

COMMUNICATIONS



VOTE NOW - Fan Favorite

LIGHT UP TIDEWATER - 4th Annual Holiday Lights Contest
[Visit here](#) for the Fan Favorite Holiday Lights House.

This year we have three categories:

- Fan Favorite: Most popular choice from neighbor votes.
- Themed: You have a running theme happening with your lighted display.
- Wow Factor: You light the whole neighborhood block up.

Winners will receive an Amazon gift card and be notified and announced by Dec 24, 2022. Only residents of Tidewater are eligible. Board members and judges are also not eligible to win.


Reminder:

- Lights should be turned off by Jan 15th
- Lights should be taken down by Feb 15th

HOA Board ->Samantha Rufo, President ->Ken Shoemaker, Secretary ->Kristen Tscholl, Treasurer CSM Property Management	WEBSITE Have a Question? - http://tidewaterhoa.com Suggestions for the website? Email us at tidewaterhoa@gmail.com	eNEWS Monthly News - know someone that is not receiving this eNews? Please send the email address to the HOA tidewaterhoa@gmail.com .
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LANDSCAPING OR OUTDOOR CHANGES?
All Tidewater residents must complete an application for modification so that the enhancement can be reviewed and approved by the HOA board prior to the start of the project to avoid fines and other fees.

EMAILS




2024 Neighborhood Directory

Private for Tidewater Residents only

Not for distribution or sale.

DIRECTORY



Tidewater HOA
@tidewaterhoa43054 · Community

Home Events Photos Community More

Promote Search

SOCIAL

What's New?

All Projects



WEBSITE



News About **Projects** Community

FAQ
Application for
Modification

FAQ

When is the Annual Meeting?

When is the Annual Meeting?

For the health and safety of our homeowners in light of the pandemic, the 2022 Annual Meeting will be held via Zoom. The meeting will be Sunday, January 9, 2022 from 2:00 pm - 3:00 pm.

How can I join the HOA board?

Do we need to keep our front post light on at night?

Can we have signs in our yard?

How do we repair or replace the mailbox?

How do we replace a street tree?

Waste disposal FAQ

Can we have a garage sale?

Can we rent a house in Tidewater?



News About Projects **Community**

Assessments
Community Downloads
Meetings
Rules
Governing Documents
Forms
New Homeowners

>> Meetings

MEETINGS

2020 TW Survey Results

Size: 3.03 MB
Hits: 6
Date added: 2021-08-30

Download

Preview

2022 HOA Nomination Form

Size: 96.05 KB
Hits: 4
Date added: 2021-11-04

Download

Preview

2022 Annual Meeting Proxy Form

Size: 90.81 KB
Hits: 1
Date added: 2021-11-04

Download

Preview

2020 TW Survey Results

Size: 3.03 MB
Hits: 6
Date added: 2021-08-30

Download

Preview

Tidewater 2022 Budget Notice 10.23.21

Size: 108.20 KB
Hits: 2
Date added: 2021-11-04

Download

Preview

NEIGHBORHOOD ACTIVITIES



LANDSCAPING CONTEST



LIGHTS CONTEST

NEIGHBORHOOD ACTIVITIES



FOOD TRUCKS



EVENTS



2024 FINANCIALS

Current Bank Balance: \$22,239.95

2024 Budget: \$48,000

Dues: \$48,000

OPERATING EXPENSE

Insurance; \$3,000 - The primary coverage with State Farm purchased by the Association is all risk, replacement cost property coverage on the common elements, liability coverage for the Association, and for directors and officers who serve the Association.

Legal & Accounting; \$2,150 - The anticipated cost for legal advice from Kaman & Cusimano, costs incurred for collection activity and corrective action to address violations in the community. This also includes the cost for the preparation of tax returns.

Administrative Expense; \$850 - The management company costs associated with copies, postage, supplies, printing and payment statements. Also Included are any office supplies.

Management Fees; \$4,598 - The contracted amount for the professional services provided by Clark, Simson, Miller.

Utility - Electricity; \$1,100 - The cost to operate common area lighting and pond fountain.

Pond & Irrigation; \$4,000 - The cost for treatment of the pond-algae treatments, well inspection winterization, entrance irrigation system and other minor maintenance.

Landscape Maintenance; \$29,500 - Expenses associated with tree replacements, mowing, edging, shrub pruning, fertilization, arbor care, curb, sidewalk and alternate string trimming, weeding, mulching, spring and fall cleanup and aeration of the Association's lawn and common landscape bed areas.

Communications/Social; \$200 - Website, new neighbor welcome baskets, newsletter, mailings or other communications and events.

Contingency Expense; \$3,250 - Allocation to cover shortfalls in other line item categories and unforeseen expenses.

Real Estate Taxes; \$1,100 - The taxes for the Common Areas owned by the Association.

Reimbursable Late Fees and Collections; \$250 - The amount allocated in anticipated late and collection processing fees.

2024 FINANCIALS

CAPITAL RESERVE REVENUE

Reserve Contribution; \$7,200 - The amount collected from buyers upon each transfer to help build the reserve fund for future capital improvements. It is three times the annual dues.

Capital Reserve Interest; \$21.85 - The amount earned on reserve monies in the bank.

CAPITAL RESERVE EXPENSE

Misc; \$5,878 – Privacy screen project: Deliver and install (36) 4'-6' Norway Spruce between Central College and McClellan Dr.

PRESIDENT'S COMMENTS

INITIATIVES



Adopt a TREE!

CONTACT TIDEWATERHOA@GMAIL.COM
TO RESERVE YOUR TREE.

\$170 each. This includes a 4-6 ft
spruce tree, planting and a
commemorative brick planted
with your family name.



FOOD EXCHANGE

Do you often have uneaten food that gets tossed in the trash? Why not give it away and make someone's day! It could be fresh fruit & veg you won't eat before you go away, cupboard items you're not realistically going to use, unwanted food gifts, and more. If it's food you would eat, then it's okay to share on Olio.

SHARE SURPLUS FOOD WITH NEIGHBORS

- Step 1 - Download the Olio app
- Step 2 - Grab some extra food and add it to the app.
- Step 3 - Wait for someone to request and collect.



EVENTS

**Farmers market on the
Common
Art fair on the Common**

**Fishing Friday's
Crafting Days**

**Speakers – mayor, fire, city
planner, police**

INITIATIVES

COMMUNITY GARDEN



OLD BUSINESS

Neighborhood concerns include: traffic/speeding, solicitation, u-turns at the entrance.

Neighbor suggestions the board should consider: benches around the pond, electric at entrances for lights and cameras.

NEW BUSINESS

ELECTION OF NEW BOARD MEMBER

NOMINEES-

BRIDGET SHOEMAKER

SARAH CHATTERJEE

ADJOURNMENT

Next Annual Meeting January 12, 2025 at 2:00 pm