

Waterford Meadows Homeowner's Association - 2023 Update

Hello Waterford Meadows Residents,

2022 Year End Recap: 2022 was a tough year for all including the subdivision. The HOA saw price increases for the budgeted items throughout the year just like most have. Although these increases were slight and expected, it did affect the budget due to a low amount of home contributing to the budget. Some of this was expected and at the beginning of 2022 we ended the DTE meters at both entrance signs used for lighting and went Solar. This change saved the HOA around \$300 annually. We are looking at several ways we can hopefully get more contributions in from homes including more ways to communicate.

We also had to work harder with the Oakland County Roads to get the potholes patched. Many neighbors stepped up and worked on sending in notices and reports this year. Eventually the Road commission did come and fill the potholes so thank you for all that helped.

Treasurer's Message:

In 2022, 52% (or 115 homes) of the residents contributed. This was the lowest the HOA has seen in 9 years. I know a lot of families are struggling and seeing the same price increases and just want to say thank you to those to contribute. We do not ask for a large amount to cover the expenses and understand that some cannot pay even what we ask. Anything you can contribute is understandable even if under the asking amount. And some pay over and that is greatly hopeful and appreciated. Please understand how much this helps cover the costs to maintain needed items. The largest being snow removal.

President's Message: There has been a lot of talk on FB in regards to our current HOA status and if it works. I would like to start with a bit of clarification. Our current HOA is a voluntary one, meaning residents are not required to participate/contribute like you would if it was mandatory. This happened due an error created by the original developer of the subdivision. We started the current HOA to help maintain the subdivision and help the residents. Over the years between the original HOA and the current being started, the front area looked awful and was not maintained. Since starting the current HOA years ago, the front along Cooley Lake Road is addressed, signs maintained, snow plowed, along with some other smaller items. We want to be able to continue these services but it does get harder with the low amount of residents contributing. We understand that every resident benefits from this even if they do not contribute and want to look into this again. We will be polling to see who would want to make the HOA mandatory again and what it would take. We know we will have to get lawyers involved which like the services, takes funds to do so. Please feel free to give your input on this topic.

Social Media: Website: <http://waterfordmeadows.com> Facebook: Waterford Meadows Also check out Nextdoor APP

Contributions: First and foremost, **PLEASE** make your annual contributions if you are able. For 2023 we are asking for \$65 from everyone that can afford it (if you would like to give any amount, it is helpful). This helps to pay for snowplowing, mowing of common areas, insurance, registration and a few other items all disclosed at our annual meetings. Without contributions we would not have the privilege of allocating these services. Again, **PLEASE** send them in **ASAP**. Please make checks payable to: Waterford Meadows Homeowners Association (WMHA). Please see the Contribution invoice for ways to pay; now including Venmo, Zelle, PayPal. If you would like to save a stamp, contributions can be dropped off to 1010 Meadowcrest – Drop box is on the porch, located on the side of the Garage wall.

The 2023 important date:

Please report all snowplow damage to the association by April 9th for repairs!

Annual Meeting – March 14th, 2023 – 7:00 pm – 8:30 pm @ Haviland Elem.

Spring garage sale will be June 15th - 18th

Fall garage sale will be September 14th - 17th

Contact info:

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