



Tidewater
NEW ALBANY, OH

2025 ANNUAL MEETING

JAN 12, 2025



MEETING AGENDA

- **INTRODUCTIONS**
- **APPROVAL OF MINUTES FROM 2024 ANNUAL MEETING**
- **2024 YEAR IN REVIEW**
- **2025 FINANCIALS**
- **PRESIDENT'S COMMENTS**
- **OLD BUSINESS**
- **NEW BUSINESS**
- **ELECTION OF OFFICERS**
- **ADJOURNMENT**

INTRODUCTIONS

2024 BOARD & OHIO EQUITIES

2024 HOA ELECTED BOARD



PRESIDENT

SAMANTHA RUFO

TERM EXPIRES 2025



SECRETARY

BRIDGET SHOEMAKER

TERM EXPIRES 2025



TREASURER

SARAH CHATTERJEE

TERM EXPIRES 2026

2024 MANAGEMENT COMPANY

JENNIFER GROOMS

**SENIOR ASSOCIATION
MANAGER**



APPROVAL OF MINUTES FROM THE 2024 ANNUAL MEETING



Tidewater Homeowners Association

Annual Meeting Minutes

Jan 14, 2024

The owners of the Tidewater Homeowners' Association met in person at the New Albany Links Clubhouse on Jan 14, 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 (13) thirteen homes/lot were represented either in person or proxy. Board members Samantha Rufo, Sarah Edwards were present. Kristen Tscholl was not able to attend.

Meeting Minutes –

Samantha Rufo welcomed all Owners and introduced the other board members. Rufo thanked both board members stepping down for their commitment and service to the neighborhood.

A motion was made to approve the minutes from last year's annual meeting by Sarah Edwards, seconded by Jim Rufo. The motion was approved.

Treasurers Report – Sam Rufo reviewed the financial state of the community as of December 31, 2023. **For 2024 our budget has stayed the same even though all expenses across the board have increased between 10-30%.** 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 walking area along Central College Rd. We were not able to do both the pond and walking area in 2023 due to budget constraints. Both are important aspects of keeping up property values for the community. A motion and 2nd was made from the floor to accept the 2024 Financials. The motion carried.

President's Report - Sam discussed the year in review of neighborhood initiatives and activities. Including disputing a tripled valuation on the HOA land from Franklin County. The board submitted and won. Saving thousands of dollars. And, welcoming six new homeowners.

New Business – Rufo recommended a Blue Zone in Tidewater – Adopt a Tree Program, Food Exchange, Events such as Farmers Market and art fairs on the Commons; Fishing Fridays, Crafting Days, and speakers to address the neighbors such as the mayor, fire, city planner and police. Finally, to start a community garden near the pond which would help to keep it watered.

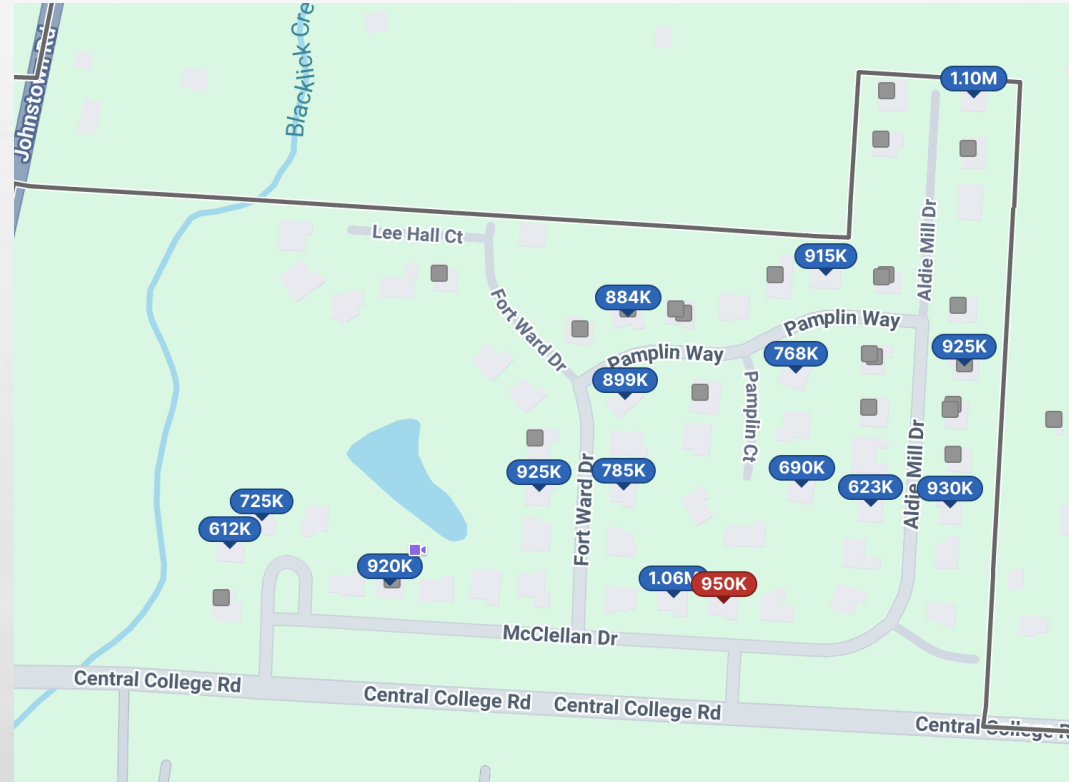
Election – There were two open Board seats. One for Secretary – 1 year term to finish Sarah Edwards term and one for Treasurer-2 year term. We had two nominations prior to the meeting deadline of Bridget Shoemaker and Sarah Chatterjee. Both nominations were uncontested and elected by unanimous consent.

General Discussion - The floor was opened for general questions, comments, recommendations, and discussion.

Closing Remarks - It was moved, seconded, and unanimously agreed without objections to adjourn the meeting at 2:39 pm.

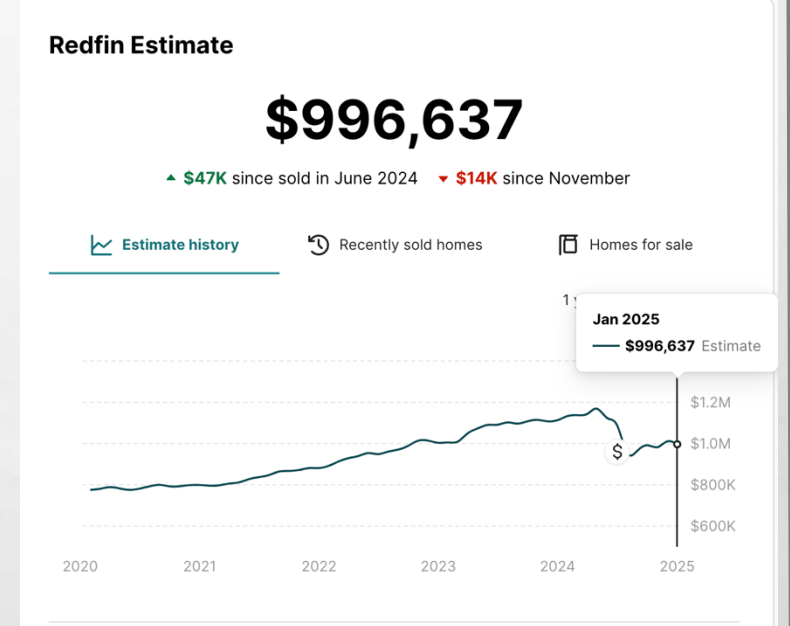
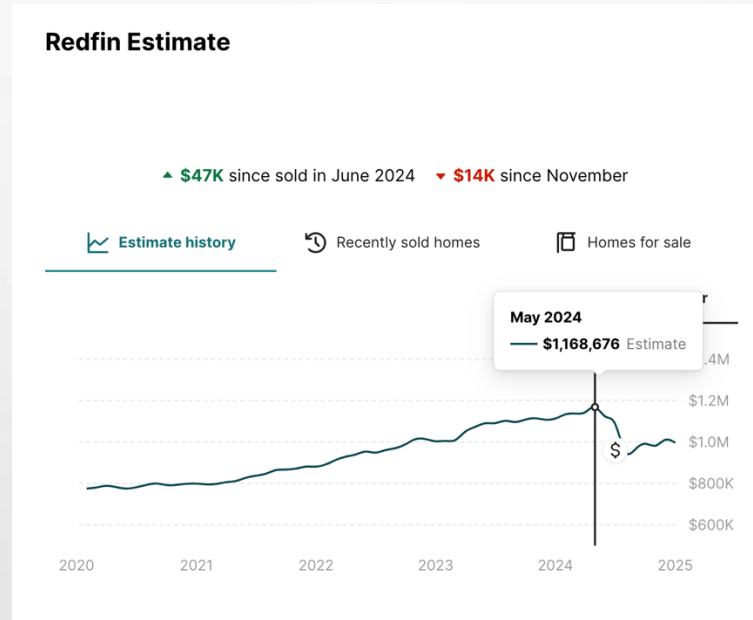
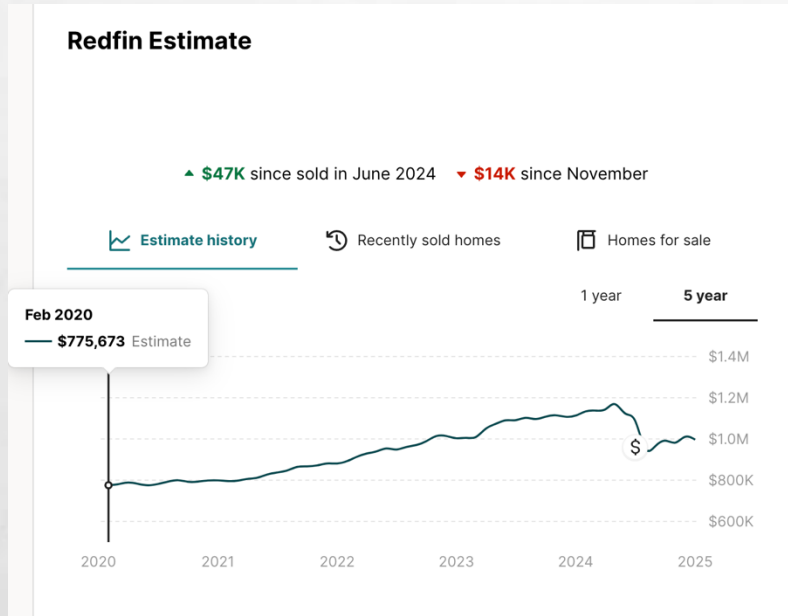
2024 YEAR IN REVIEW

PROPERTY SALES



LAST 5 YEARS

PROPERTY VALUES



AVERAGE INCREASE IN TIDEWATER PROPERTY VALUES: 37.58%

NEIGHBORHOOD



PRIVACY TREES - PROJECT COMPLETED

**(49) 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

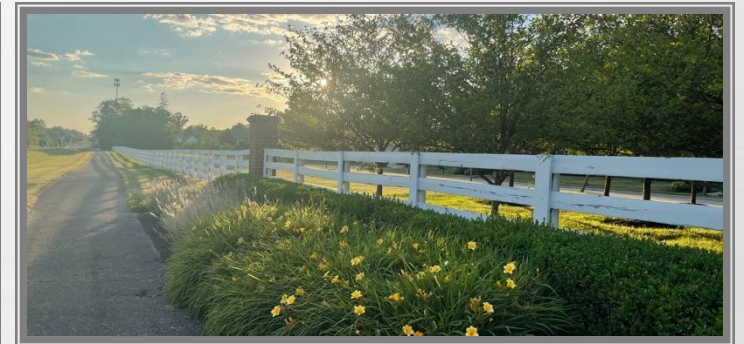
REMOVAL OF DEAD TREES IN MULTIPLE LOCATIONS.

TRIM BACK OVERGROWTH



FENCING

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



FOLIAGE & WEEDS

**REPLACEMENT OF DEAD PERENNIALS
AND SHRUBS.**

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

NEIGHBORHOOD



MAIN ENTRANCE

SOLAR LIGHTING

SECURITY SIGN

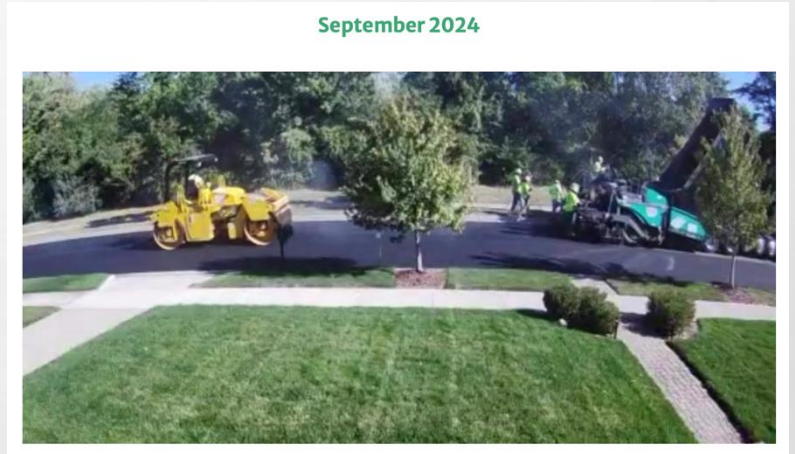
PERENNIALS



CENTRAL COLLEGE PATH

TO BE PAVED

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



STREETS & SIDEWALKS

REPAVED

LEVELED OR REPLACED SIDEWALKS

NEIGHBORHOOD INVOLVEMENT



Nancy Alexander is amazing, I was so happy to see her win the basket! Thank you for everything!

INVOLVEMENT WITH THE CITY



LIVE ▾ WORK ▾ PLAY ▾



Steering Committee

A project Steering Committee of 21 informed stakeholders has been formed to help guide this planning process.

This Steering Committee includes representatives from City Council, Planning Commission, neighborhoods, businesses, community groups, institutions, and government agencies.

The project Steering Committee will be tasked with ensuring that the plan content reflects the values of stakeholders and the New Albany community. The Steering Committee will act as the sounding board to review the findings, concepts, strategies, and recommendations created as part of the US-62 Interchange Focus Area Plan process. Government liaisons will attend Steering Committee meetings to report progress back to their respective local governing bodies, assist with document review, and help guide the adoption process.

Members

Kerri Mollard
Marie Alvarado
Scott Luczak
Molly Scott
Mary Wilkinson
Maria Schaper

Jameson Rehm
Jason Hoy
Greg Munster
Tricia Segnini
Samantha Rufo
Laura Hernandez

Brianna Johnson
Traci Moore
Kevin Bitters
Wendy Flowers
Saurabh Rajpal
David Gordon

Government Liaisons

Chip Fellows, *Council Member*
Matt Shull, *Council Member*
Andrea Wilttrout, *Council Member*
Bruce Larsen, *Planning Commission Member*

NEIGHBORHOOD UPDATES



Tidewater Block Watch Meet & Greet Oct 3, 6pm



COMMUNICATIONS



VOTE NOW - Fan Favorite

LIGHT UP TIDEWATER - 4th Annual Holiday Lights Contest
[View Now](#) 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 Steemaker,
Secretary
>Kristen Tscholl,
Treasurer

CSM Property
Management

WEBSITE

Have a Question? -
<http://tidewater-hoa.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.

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.



2024 Neighborhood Directory

Private for Tidewater Residents only

Not for distribution or sale.



Tidewater HOA
@tidewaterhoa43054 · Community

Home Events Photos Community More ▾

Promote



Tidewater New Albany
WhatsApp Group Invite

Join Chat

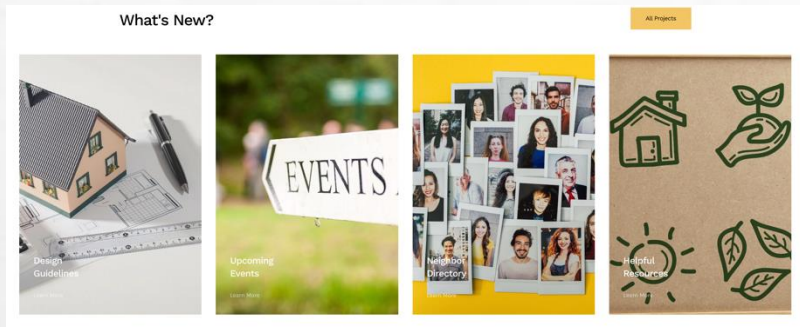
Don't have WhatsApp yet?

[Download](#)

EMAILS

DIRECTORY

SOCIAL



WEBSITE



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? +



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

Community Downloads
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




Tidewater
NEW ALBANY, OH
BEST LANDSCAPING



2024 HOA TLC CONTEST

LANDSCAPING CONTEST

FOOD TRUCKS



THU, MAY 16 AT 4:30 PM
Food Truck - Mustafa's Halal Gyro
Tidewater, 9200 McClellan Dr, New Albany, OH 43054 - New Albany...

THU, MAY 30 AT 4:30 PM
Food Truck - Ono Turo-Turo
Tidewater, 9200 McClellan Dr, New Albany, OH 43054 - New Albany...

THU, JUN 13 AT 4:30 PM
Food Truck - My Chick'N Bites
Tidewater, 9200 McClellan Dr, New Albany, OH 43054 - New Albany...



INITIATIVES



Adopt a
TREE!

TO RESERVE YOUR TREE VISIT
TIDEWATER-HOA.COM/PROJECTS/ADOPT-TREE

\$200 each. This includes a 4-6 ft
spruce tree and a commemorative
brick planted with your family name.



COMMUNITY GARDEN



OPERATING EXPENSE

Insurance; \$2,100 - 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; \$3,300 - 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; \$100 - The management company costs associated with copies, postage, supplies, printing and payment statements. Also Included are any office supplies.

Management Fees; \$9,576 - The contracted amount for the professional services provided by Ohio Equities.

Utility - Electricity; \$1,537 - The cost to operate common area lighting and pond fountain.

Pond & Irrigation; \$5,700 - The cost for treatment of the pond-algae treatments, well inspection winterization, entrance irrigation system and other minor maintenance.

Landscape Maintenance; \$31,780 - 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; \$1,800 - Allocation to cover shortfalls in other line item categories and unforeseen expenses.

Real Estate Taxes; \$700 - 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.

2025 FINANCIALS

2024 EOY Balance: \$2,030

2025 Budget: \$57,043

Dues: \$58,500

2025 FINANCIALS

CAPITAL RESERVE REVENUE

Reserve Contribution; \$7,800 - The amount collected from buyers upon each transfer to help build the reserve fund for future capital improvements. It is two times the annual dues.

Capital Reserve Interest; \$23.85 - The amount earned on reserve monies in the bank.

PRESIDENT'S COMMENTS

RT 62 PROJECT

INITIAL ENGAGEMENT FINDINGS



Residents desire **responsible growth and development** in the Focus Area.



Traffic, congestion, and roadway improvements remain a top priority.



Residents expect **higher quality** restaurants, services, and retail offerings.



Pedestrian infrastructure, safety, and connectivity are critical, especially along Central College, Kitzmiller, and Bevelhymer Roads.



Kitzmiller and Tidewater Parks are potentially catalytic investments to spark a healthier, more active, recreationally oriented district.

PLANNING AREA OVERVIEW

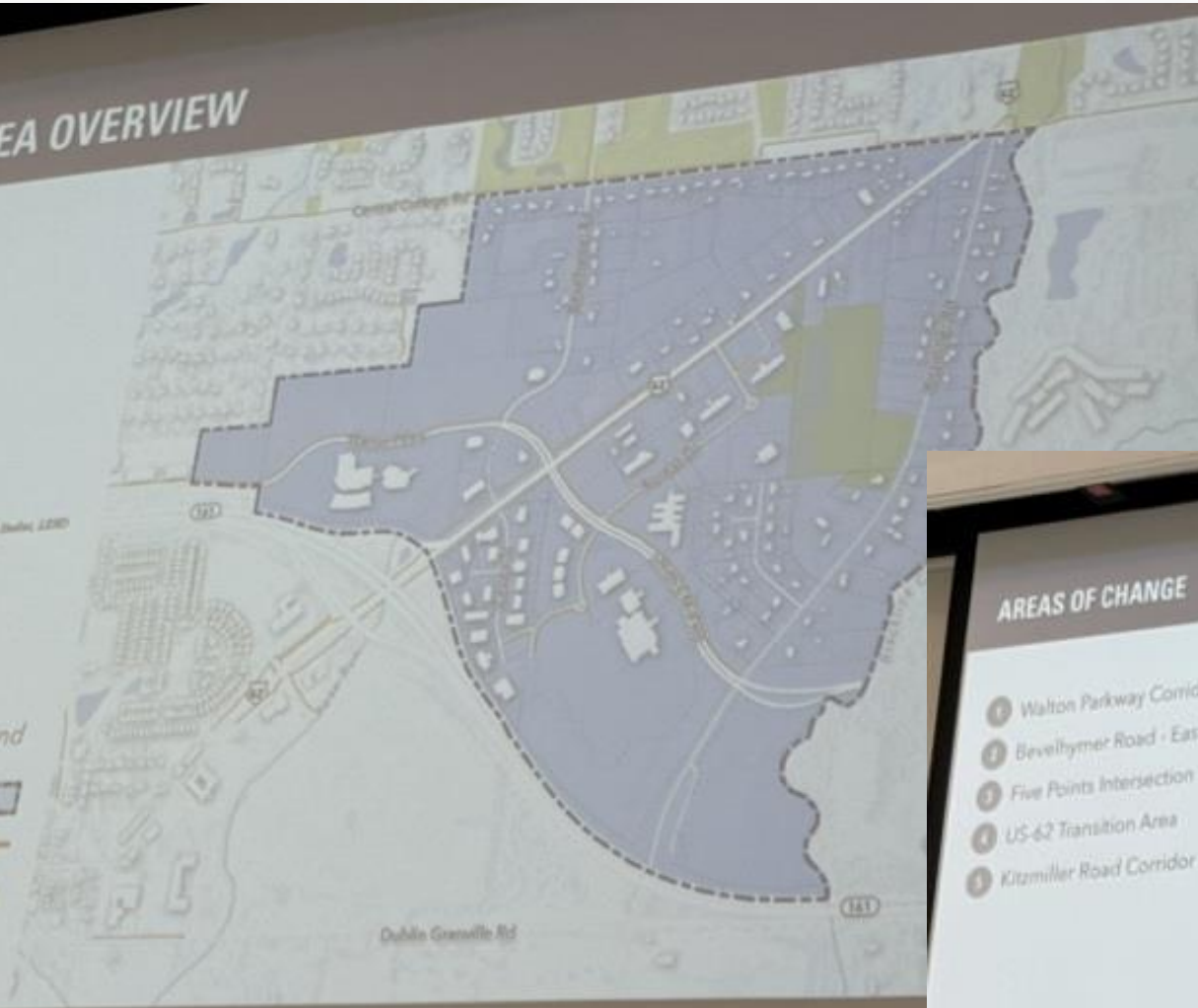
STUDY AREA

- » 573 acres
- » 199 residents
- » 81 households
- » 104 businesses
- » 800+ employees

Source: 2011 San Antonio Inland U.S. Census Bureau, Census for Economic Studies, LEED

Legend

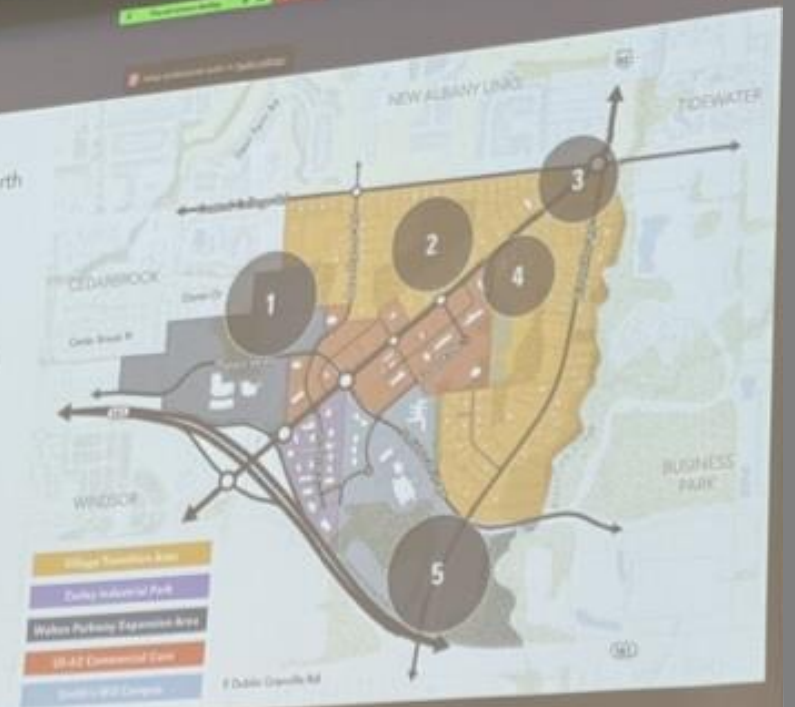
- Plan Boundary
- Existing Leisure Trails
- Parks/Open Space
- Parcel Boundaries



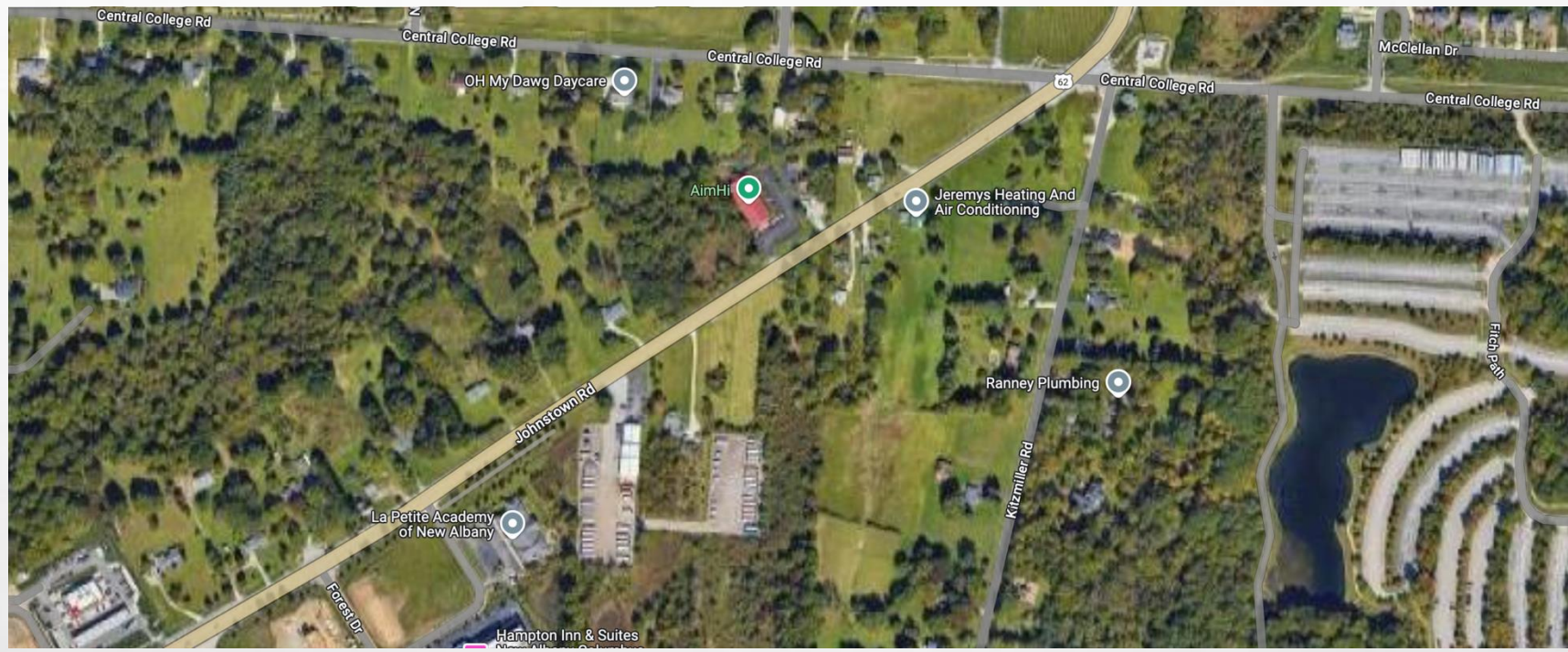
RT 62 PROJECT

AREAS OF CHANGE

- 1 Walton Parkway Corridor - North
- 2 Bevelthyer Road - East
- 3 Five Points Intersection
- 4 US-62 Transition Area
- 5 Kitzmiller Road Corridor - South



CURRENT



POSSIBLE



OLD BUSINESS

NEW BUSINESS

ELECTION OF NEW BOARD MEMBER

NOMINEES-

BRIDGET SHOEMAKER

SAMANTHA RUFO

ADJOURNMENT

Next Annual Meeting January 11, 2026 at 3:00 pm