



Tidewater
NEW ALBANY, OH

2026 ANNUAL MEETING

JAN 11, 2026



MEETING AGENDA

- **INTRODUCTIONS**
- **APPROVAL OF MINUTES FROM 2025 ANNUAL MEETING**
- **2025 YEAR IN REVIEW**
- **2026 FINANCIALS**
- **PRESIDENT'S COMMENTS**
- **OLD BUSINESS**
- **NEW BUSINESS**
- **ELECTION OF OFFICERS**
- **ADJOURNMENT**

INTRODUCTIONS

2025 BOARD & OHIO EQUITIES

2025 HOA ELECTED BOARD



PRESIDENT

SAMANTHA RUFO

TERM EXPIRES 2027



SECRETARY

BRIDGET SHOEMAKER

TERM EXPIRES 2027



TREASURER

SARAH CHATTERJEE

TERM EXPIRES 2026

2025 MANAGEMENT COMPANY

JENNIFER GROOMS

**SENIOR ASSOCIATION
MANAGER**



APPROVAL OF MINUTES FROM THE 2025 ANNUAL MEETING

Tidewater Annual Meeting Minutes – January 2025

Meeting Time: **2pm January 12th 2025**

Meeting Location: **7100 New Albany Links Dr, New Albany OH 43054**

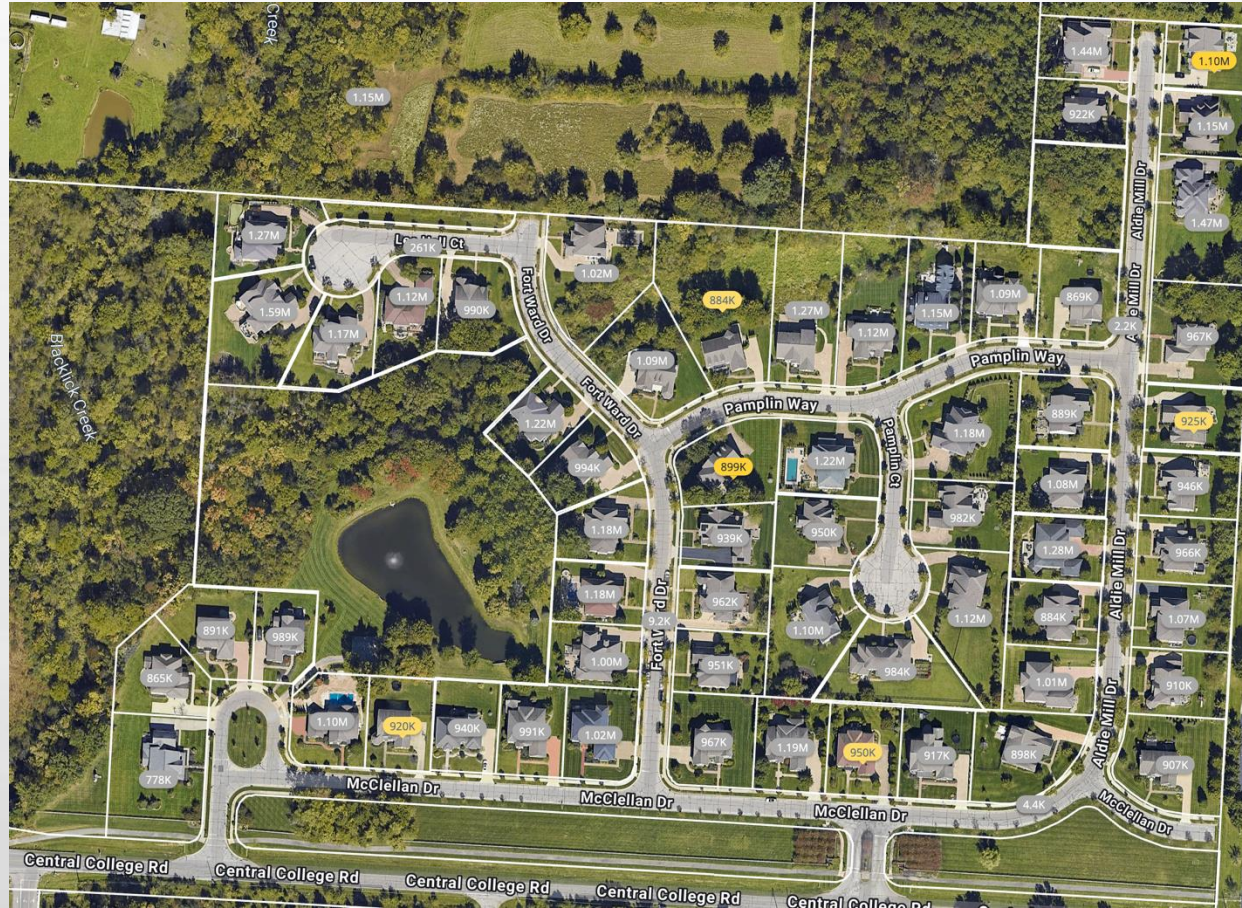
Required Attendees: Board Members: Sam Rufo, Sarah Chatterjee, Bridget Shoemaker. 3 Homeowners were also present, along with Jen Grooms, Senior Association Manager, NAI Ohio Equities

1. Meeting called to order - 2.07pm
2. Introductions of current board members and new management company, NAI/OE
3. Annual Meeting Minutes 2024 – read and reviewed. Sarah made the motion to approve, Bridget 2nd, 6-0 AYE
4. 2024 Review-
 - a) Property sales in the community averaged \$778,000 in 2019, they are now between \$996,000 and \$1,100,000
 - b) 49 trees were added along Central College Rd to add privacy
 - c) Fencing – repair, replacement and painting of fencing as needed
 - d) City Involvement, neighborhood community events and communication between the various entities
5. Financials-
 - a) 2024-ended the year with a \$2,000 surplus
 - b) 2025-\$58,500 total dues will be collected, landscaping remaining the biggest item
 - c) 13 ARC submissions were made and 5 new homeowners were welcomed to the community
6. Old Business – N/A
7. New Business – concerns with speeding through the community were addressed, suggestion to report to Officer Warner
8. Elections – by acclamation, Sam Rufo will continue as President and Bridget Shoemaker as Secretary
9. Adjournment – 2.51pm
10. Next Annual Meeting – January 11th, 2026 at 3pm

Respectfully submitted – Jennifer M. Grooms

2025 YEAR IN REVIEW

PROPERTY SALES & VALUES



LAST HOME SOLD IN TIDEWATER WAS IN 2024

PROPERTY VALUES

Average Sale Price & YOY Changes

Year	# Sales	Avg Price	\$ Change	% Change
2020	1	\$690,000	—	—
2021	3	\$774,000	+\$84,000	+12.2%
2022	2	\$892,000	+\$118,000	+15.3%
2023	2	\$999,500	+\$107,500	+12.1%
2024	3	\$919,600	-\$79,900	-8.0%
2025	0	—	—	—

**5-Year Market Analysis
Total Sales (2020-
2024):** 11 homes

Overall Price Range:
\$612,000 - \$1,100,000

**5-Year Average Sale
Price:** \$868,527

NEW ALBANY MARKET CONTEXT

Metric	Tidewater	New Albany (Overall)	Difference
Median Sale Price	\$899,000	\$551,992	\$347,008
Avg Days on Market	29	29	0
Avg Price/Sq Ft	\$195	\$220	-\$25
Inventory (homes)	2	347	-345

Note: To supplement the dues, the Bylaws requires a new home buyer investment in the community. That was an extra \$4,000 - \$5,000 a year, that we did NOT get in 2025.

PROPERTY VALUES

Key Performance Metrics

Metric	Value
Cumulative Appreciation (2020-2024)	+33.3%
Compound Annual Growth Rate (CAGR)	7.5%
5-Year Total Sales Volume	\$9,553,800
5-Year Average Sale Price	\$868,527
Highest Sale	\$1,100,000 (5450 Aldie Mill Dr, 2023)
Lowest Sale	\$612,000 (9130 McClellan Dr, 2021)
Average Turnover Rate	3.7% annually

Sales by Street (2020-2024)

Street	# Sales	Avg Price	Range
McClellan Dr	4	\$836,500	\$612K - \$1.06M
Pamplin Way/Ct	3	\$824,267	\$690K - \$899K
Fort Ward Dr	2	\$855,000	\$785K - \$925K
Aldie Mill Dr	2	\$1,012,500	\$925K - \$1.1M
Lee Hall Ct	0	N/A	No sales

INTEL & TIDEWATER

Estimated Impact on Tidewater Property Values

If Intel permanently cancels:

Scenario	Price Impact	Tidewater Avg Home Value
Current (with Intel optimism)	Baseline	~\$920,000
Delay continues (2030-2031)	-5% to -10%	\$828K - \$874K
Intel cancels completely	-15% to -25%	\$690K - \$782K
Worst case (cascading effects)	-25% to -35%	\$598K - \$690K

Why Tidewater Would Be Partially Insulated

- **Established Premium Neighborhood:** Tidewater was already a high-end neighborhood before Intel, with homes built by premium builders (Romanelli & Hughes, Duffy)
- **School District:** New Albany-Plain Local Schools remain top-rated regardless of Intel
- **Other Tech Anchors:** Tech giants like Amazon, Google, and Facebook have established data centers there OhioLine - these aren't going anywhere
- **Existing Corporate Base:** Ohio State University (the area's largest employer) and the state government provide thousands of stable jobs that aren't tied to tech industry fluctuations Van Steyn Partners
- **Population Growth:** Columbus continues to attract approximately 10,000 new residents annually, a trend expected to continue regardless of Intel's timeline Van Steyn Partners
- **Low Turnover:** Tidewater's 3.7% annual turnover means few forced sellers

Silver Lining: even if Intel never opens, Tidewater would likely return to prices around \$700-750K—which is still significantly above pre-Intel levels and consistent with New Albany's organic growth trajectory.

NEIGHBORHOOD



MAIN ENTRANCE

SOLAR LIGHTING

SECURITY SIGNS

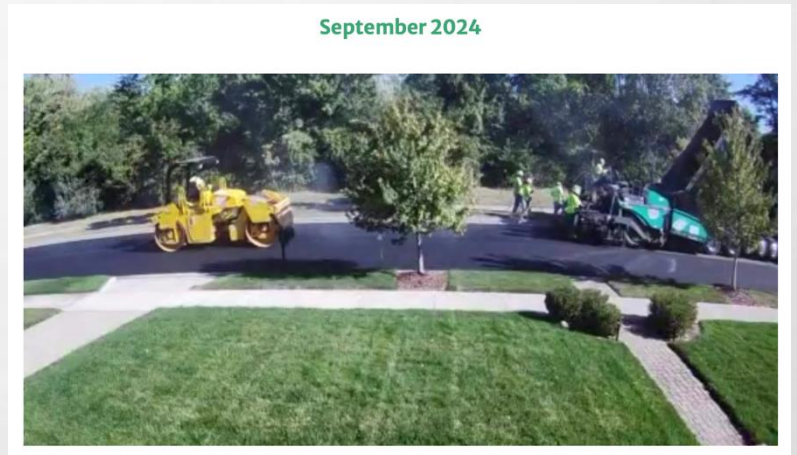
PERENNIALS



CENTRAL COLLEGE PATH

TO BE PAVED 2026

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



STREETS & SIDEWALKS

REPAVED

LEVELED OR REPLACED SIDEWALKS

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

**MAINTAIN 49+ PRIVACY TREES. 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



PETS

WALKING STATIONS



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.



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 Wiltrott, *Council Member*
Bruce Larsen, *Planning Commission Member*

NEIGHBORHOOD WATCH & EVENTS



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 Rudo,
President
->Ken Shoemaker,
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 e-news?
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

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

OPERATING EXPENSE

Insurance; \$2,500 - 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; \$2,500 - 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; \$600 - The management company costs associated with copies, postage, supplies, printing and payment statements. Also Included are any office supplies.

Management Fees; \$11,300 - The contracted amount for the professional services provided by Ohio Equities.

Utility - Electricity; \$1,800 - The cost to operate common area lighting and pond fountain.

Pond & Irrigation; \$6,500 - The cost for treatment of the pond-algae treatments, well inspection, winterization, entrance irrigation system and other minor maintenance.

Landscape Maintenance; \$30,800 - 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; \$3,500 - 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.

2026 FINANCIALS

2025 EOY Balance: \$10,453

2025 Budget: \$60,400

Dues: \$66,000

2025 FINANCIALS

CAPITAL RESERVE REVENUE

Reserve Contribution; \$4,400 - 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

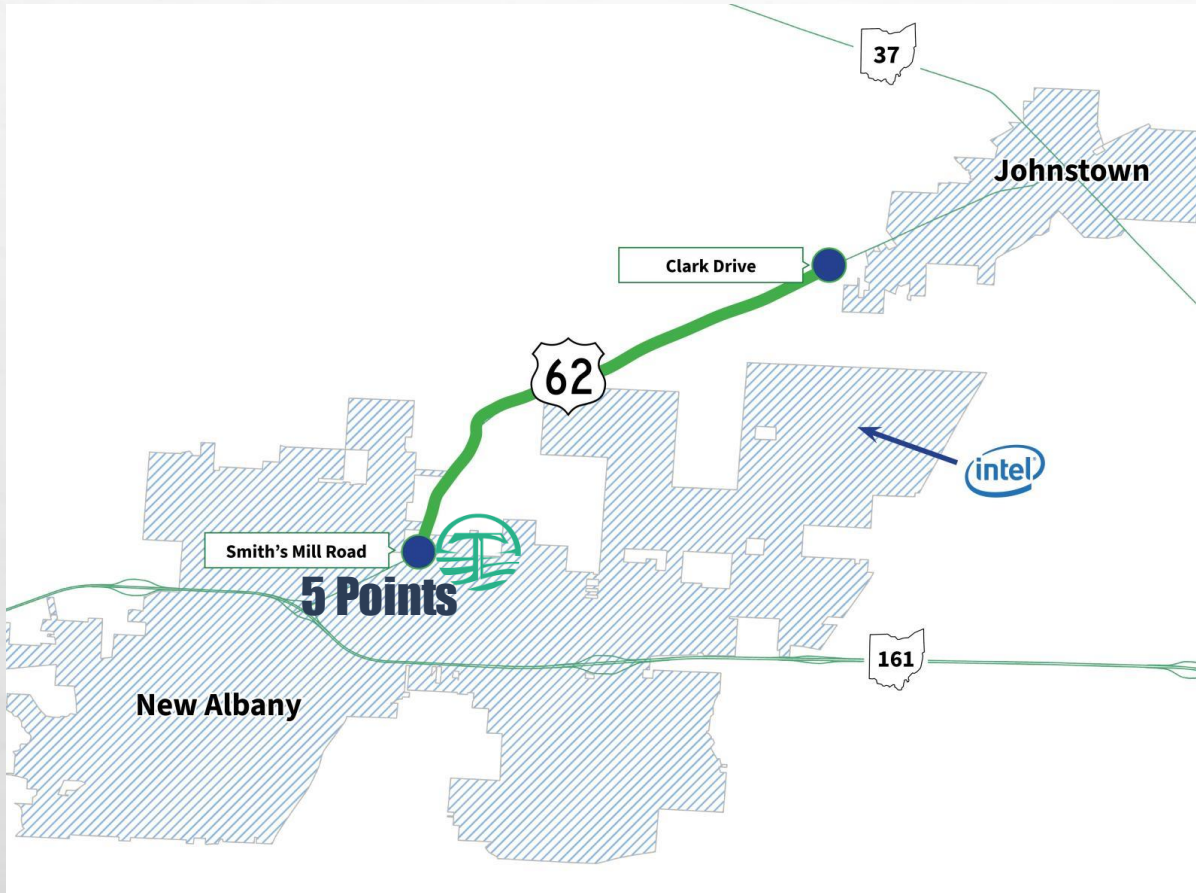
**THANK
YOU**

Bridget Shoemaker - Board Member, Social Committee
Sarah Chatterjee - Board Member, Social Committee

Tiffany Ferrini - Welcome Baskets & Landscaping Committee
Wendy Kneise - Landscaping Committee
Karen Leahy - Landscaping Committee

Jameson Rehm - Rt 62 Steering Committee
Jason Joy - Rt 62 Steering Committee

ODOT RT 5 POINTS PROJECT



Public Open house

Thursday, January 29, 2026

9:30–11:30 am and

5:30–7:30 pm

Church of the Resurrection,
6300 E. Dublin-Granville
Road

Ways to address congestion and safety concerns while improving traffic flow, connectivity, and accommodations for pedestrians and cyclists.

PLANNING AREA OVERVIEW

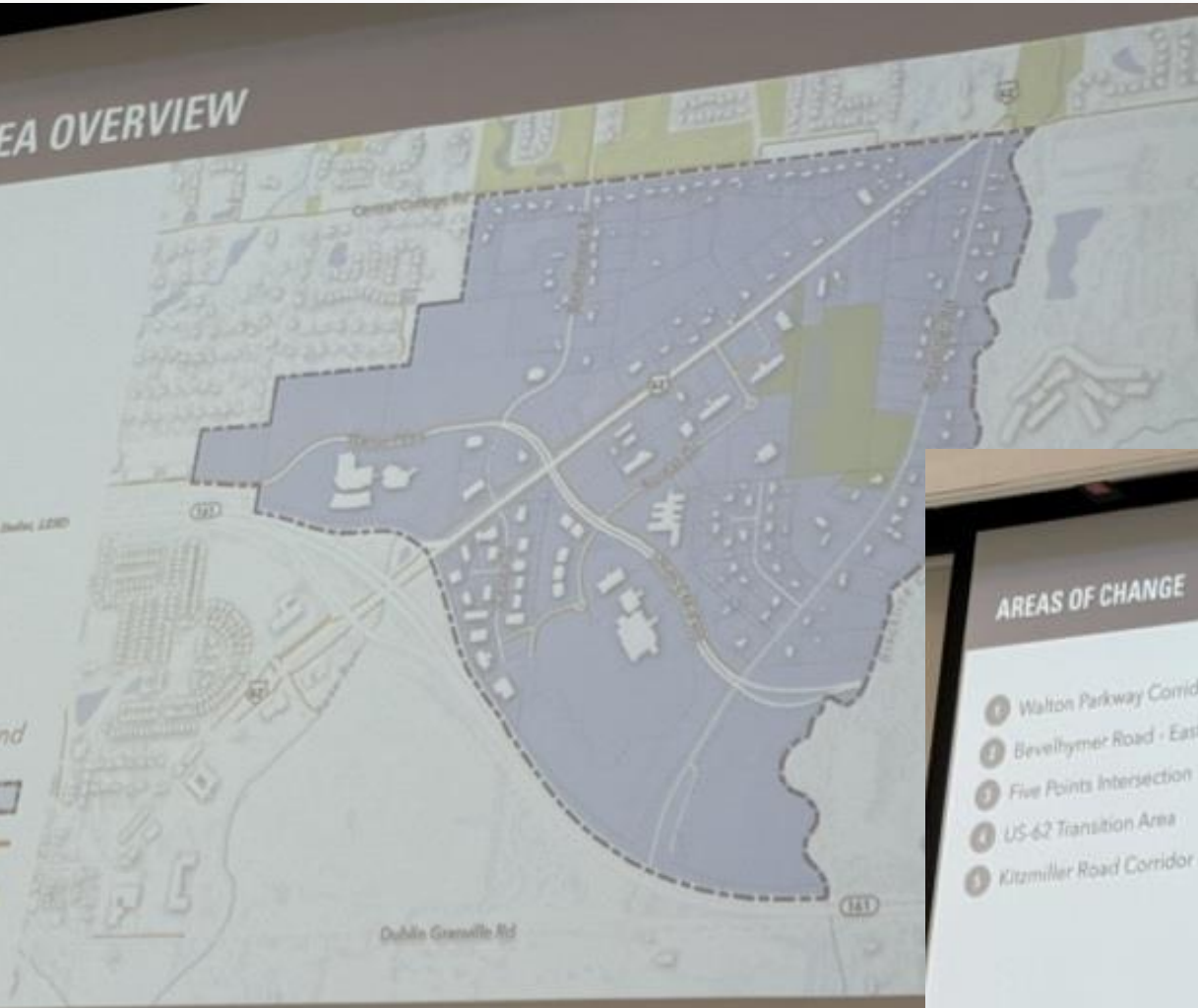
STUDY AREA

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

Source: 2011 San Joaquin County U.S. Census Bureau, Census for Economic Studies, LEED

Legend

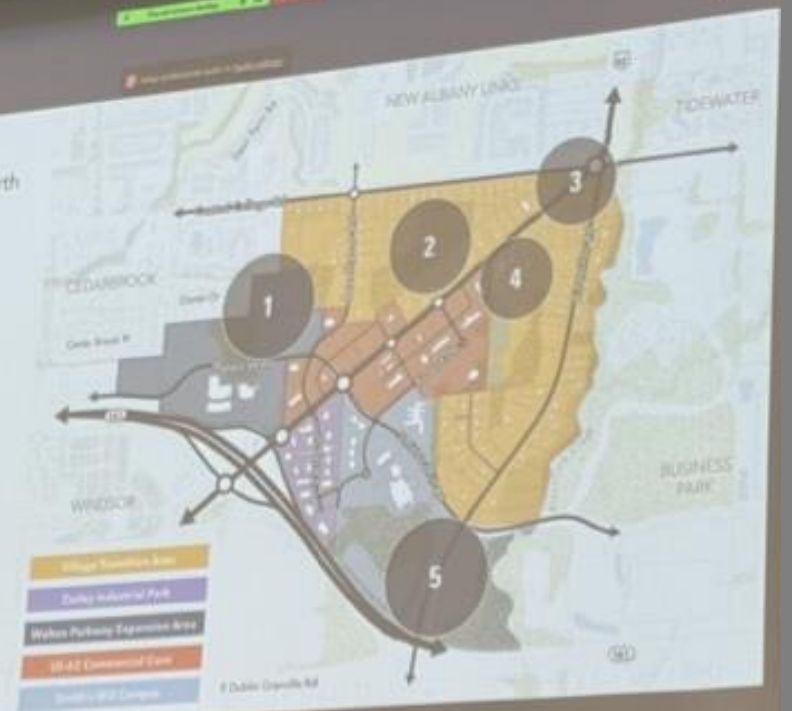
- Plan Boundary
- Existing Leisure Trails
- Parks/Open Space
- Parcel Boundaries



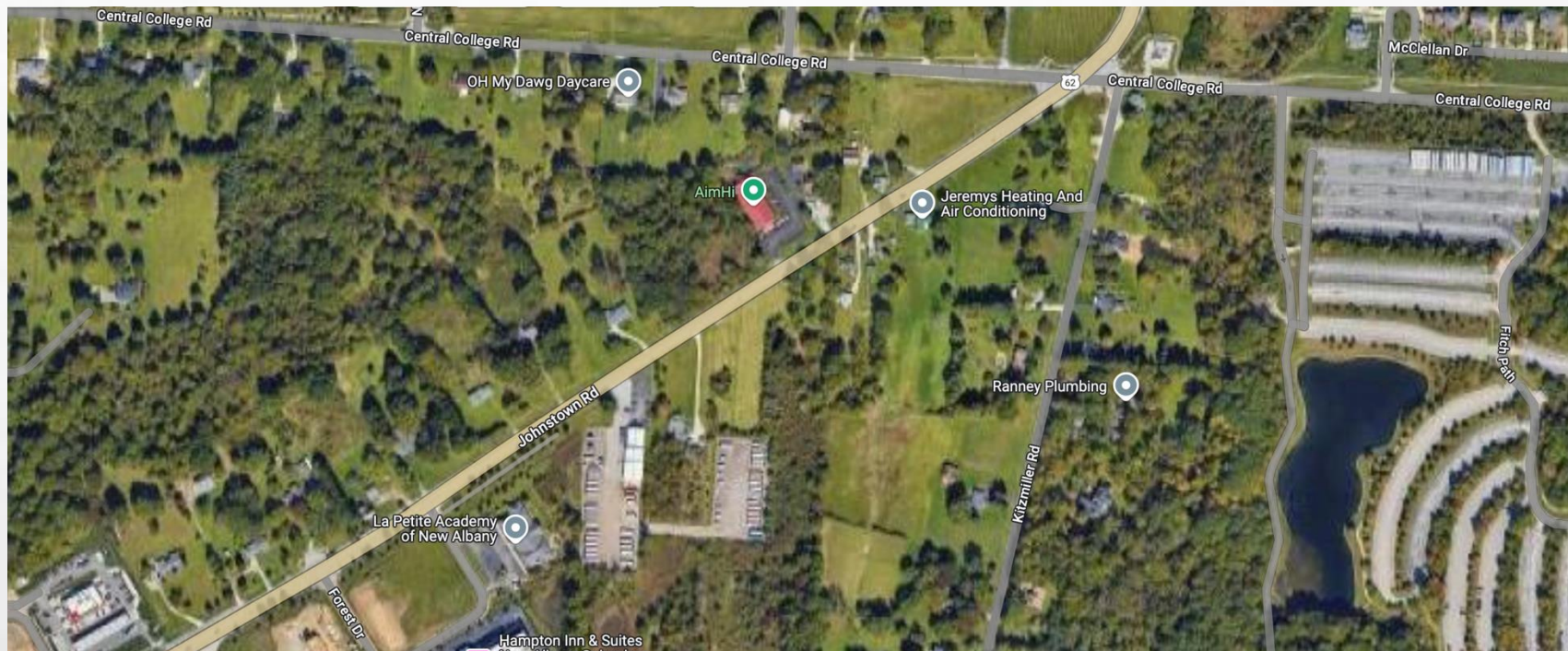
RT 62 PROJECT

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-

SARAH CHATTERJEE

ADJOURNMENT

Next Annual Meeting January 10, 2027 at 3:00 pm