

WATERFORD PLACE HOMEOWNERS ASSOCIATION, INC.

Reality Check: The results of increasing HOA assessments to replace, repair, and maintain the WPHOA property's appearance, value, and safety.

Waterford Place is a Homeowners Association located in Germantown, Maryland. Constructed between 1991 and 1992, the community comprises 11 townhouse buildings containing 70 units. Miller+Dodson, a nationally recognized and leading firm in the Reserve Study field, conducted a reserve study in June 2024 for the Waterford Place Homeowners Association. The Miller+Dodson capital reserve survey examined the common elements of the Waterford Place Homeowners Association property, including:

- Entry monument and stacked stone monuments (split-rail fences)
- Townhouse road (Waters Row Terrace) and parking lanes
- Asphalt walking path
- Sidewalks, mail pads, curbs, and gutters (concrete)
- Tot lot/playground and picnic/sitting area
- Stormwater management
- Signage

The Waterford Place Homeowners Association has a fiduciary responsibility to protect the property's appearance, value, and safety. Therefore, the Association must have a financial plan to fund the projected replacements.

Miller+Dodson performed a visual evaluation on June 28, 2024, to determine the remaining useful life and replacement cost for the commonly owned elements of the Waterford Place property. The photos provided below were captured in June 2024 and were used to document the condition of the common elements for the Reserve Study prepared for the Waterford Place Homeowners Association for the Fiscal Year 2024, covering the period from January 1, 2024, to December 31, 2024.

The Replacement Reserves Starting Balance as of January 1, 2024, was reported to be **\$31,932**. The reported budgeted Annual Funding for Reserves for FY2024 was **\$13,369**. The Miller+Dodson Recommended Annual Reserve Funding level for 2024 was **\$15,474**. The Miller+Dodson recommended amount was **\$2,105** more than the amount Waterford Place Homeowners Association was budgeted to collect to ensure appropriate levels of capital reserves funding would be available in future years. **Miller+Dodson noted this \$2,105 deficit in 2024 as inadequate and would impact the Association's ability to fund projected replacements in coming years.**



**CONDITION OF THE WATERFORD PLACE HOMEOWNERS ASSOCIATION COMMON ELEMENTS
(JUNE 2024)**

1 Asphalt Walking Path (June 2024)



2 Asphalt Walking Path (June 2024)



3 Concrete: Sidewalk & Gutter (June 2024)



4 Concrete: Sidewalk & Gutter (June 2024)



5 Concrete: Gutter/Curbs (June 2024)



6 Concrete: Gutter/Curbs (June 2024)



7 Concrete: Mailbox Pad (June 2024)



8 Asphalt: Roadway (Waters Row Terrace) (June 2024)



9 Asphalt: Roadway (Waters Row Terrace) (June 2024)



10 Asphalt: Roadway (Waters Row Terrace) (June 2024)



11 Picnic Bench & Trash Receptacle, Patio/Sitting Area (June 2024)



12 Picnic Table & Benches, Patio/Sitting Area (June 2024)



13 Picnic Benches, Patio/Sitting Area (June 2024)



14 Front Entrance Light/Lantern (June 2024)



15 Front Entrance, Stacked-Stone Monument (June 2024)



16 Front Entrance, Stacked-Stone Monument (June 2024)



17 Stacked-Stone Monuments/Split Rail Fence (June 2024)



18 Stacked-Stone Monuments/Split Rail Fence (June 2024)



19 Tot Lot/Playground Installed in 2022 (June 2024)



Most industry experts estimate the average lifespan of playground equipment to be around 10 to 15 years.

20 Tot Lot/Playground Installed in 2022 (June 2024)



Most industry experts estimate the average lifespan of playground equipment to be around 10 to 15 years.

21 Tot Lot/Playground Installed in 2022 (June 2024)



Most industry experts estimate the average lifespan of playground equipment to be around 10 to 15 years.

22 Tot Lot/Playground Installed in 2022 (June 2024)



Most industry experts estimate the average lifespan of playground equipment to be around 10 to 15 years.

23 Stormwater Drain (near Tot Lot) (June 2024)



24 Stormwater Drain (at front entrance) (June 2024)



25 Stormwater drain (June 2024)



26 Stormwater Drain (at front entrance) (June 2024)



27 Stormwater drain (June 2024)



28 Cluster Box Unit/CBU (Mailbox) (June 2024)



29 Signage (June 2024)



30 Message Center (June 2024)



The Waterford Place Homeowners Association has a fiduciary responsibility to protect the property's appearance, value, and safety. Therefore, the Association must have a financial plan to fund the projected replacements. One of the primary purposes of HOA assessments is to cover the cost of maintaining common areas and amenities within a community. Lowering annual assessments, or "keeping fees low," can result in inadequate funds for essential maintenance and repairs, leading to a decline in the community's appearance and, therefore, a decline in property values. *The above photos reflect a significant improvement in the community's appearance and property values.*