

Southern Village Homeowners Association

January 16, 2016

To: SVHOA Members
Fr: SVHOA Board of Directors

Re: 2016 Annual General Meeting

The 2016 Annual General Meeting of Southern Village Homeowners Association will be held at Christ Church Ascension Hall @ 7:00pm on Tuesday, February 16, 2016. Registration of owners will begin at 6:50pm. The meeting will start promptly @ 7:00pm.

The most important purpose of the meeting is to elect two directors to the Association's Board of Directors. **Candidate information, as has been provided to us, is included in this mailing package.** Also, a proposed meeting agenda is included in this mailing package.

Enclosed is a proxy for your convenience if you will be unable to attend the meeting. The governing documents for the Association call for 1/10th of the membership to be present in person or by proxy to have a quorum. It is essential to have a quorum, so please return your signed proxy if you will not be able to attend the meeting.

Questions? Please contact Berkeley Property Management at (919) 448-5150 (call or text) or send an e-mail to manager@southernvillage.org.

Please visit www.southernvillage.org for more Southern Village news.

**Southern Village Homeowners Association
Annual General Meeting
Tuesday, February 16, 2016
7pm to 8pm
Christ Church Ascension Hall**

Proposed Agenda

Establish Quorum

Open Comments

Call to Order & Approve Agenda

Approve Minutes of February 17, 2015 Annual Meeting

Elect **Two** New Board of Directors:

- Further Nominations
- Candidate Questions
- Vote

Reports

- Treasurer
- Street Trees
- President

Other Business

Adjourn

Note, immediately following the AGM the SVHOA Board of Directors will meet

**Southern Village Homeowners Association
2016 Annual General Meeting Proxy & Ballot Proxy**

I/We, the undersigned member(s) of Southern Village Homeowners Association Inc., residing at _____ do hereby give my/our proxy for the Tuesday, February 16, 2016, Annual Meeting of the association, and any adjourned session(s) thereof, to _____ or, if unspecified to the President of the Board of Directors of the Association. The Proxy is hereby authorized to vote on any matter that may be brought before the membership.

Member/Owner Name: _____

Signature: _____

Date: _____

Please submit this proxy if you will be unable to attend the meeting. If you submit your proxy and then are able to attend the meeting, your proxy will be returned to you at the meeting at your request.

Send form to: Southern Village Homeowners Association, c/o Berkeley Property Management, 710 Market Street #21, Chapel Hill, NC 27516; Fax (919) 933-4097.

Optional Direction to Proxy: At the meeting, there will be an election of two new directors. You may direct your proxy to vote for a specific candidate(s) checking the appropriate name(s) below or by filling in a write-in candidate(s). Should the slate of candidates change at the Annual General Meeting, please indicate whether you wish your proxy to abstain or to vote in his/her discretion on your behalf.

Choose by marking with an X or write in no more than **two** names:

Jerry VanSant

Steve White

If the candidate indicated above should withdraw his/her name from consideration, I direct that my proxy shall

(CHOOSE ONE)

Abstain from voting for any other candidate(s)

Vote for another candidate(s) in the sole discretion of my proxy

Candidate Statements

Jerry VanSant: I have lived in Southern Village with my wife Sondra for 12 years and in Chapel Hill for 37 years. We love many things about the Village, especially the mix of ages, green spaces and greenways, walkability, great dogs, and proximity to the village center. I'd like to give something back to the community and hope I can do so through service on the board.

I am recently retired from 15 years as a visiting professor at Duke's Sanford School of Public Policy. Previously I was director of the Center for International Development at RTI International.

In recent years I served on the board of the Bald Head (Island) Association and was its president for two years. I've served on a number of non-profit boards including the United Way, Chapel Hill Library Foundation, Carol Woods Retirement Community, and Bald Head Island Conservancy and was president of the International Visitors Council (now International Focus) and North Carolinians against Gun Violence. I hope this experience will help me serve you well as your representative on the SVHOA board.

Steve White: My wife Kathy, our sons Ryan and Chris, and I moved to Southern Village in 1997, when I was assigned to corporate headquarters for DuPont's electronic businesses in RTP. I worked on the technical side of business investments in Europe and Asia, then retired from DuPont 4 years ago when I turned 58.

We selected Chapel Hill because it was a university town and had great K-12 schools. We loved Southern Village's layout and development concept. We live on Calderon Drive in what we like to call Southern Village's historic district.

My wife and I grew up in New England. My college degrees are in mechanical engineering with a BS from Clarkson University and an MS from the University of Illinois. Both of our sons attended Culbreth Middle School and Chapel Hill High School. My wife taught at Sewell Elementary School and is now retired.

Like many in Southern Village, our home is our largest single investment. Changes that affect the character of Southern Village or the value of our home, both positive and negative, are important to us.

SVHOA	2015 Budget	2016 Budget
<i>Operating Income</i>		
Homes (Single Family, TH & Courtyard)	162,680	182,600
Apartments	3,675	3,675
Sub Associations	17,250	17,250
Class III	490	550
Other Income	990	4,000
<i>Total Operating Income</i>	<i>185,085</i>	<i>208,075</i>
<i>Operating Expenses</i>		
Electric	2,900	2,900
Maintenance Expenses:		
Landscaping	41,316	41,316
Mulch	8,000	8,000
Parks	12,000	12,000
Ponds Care (Monthly)	5,000	5,000
Pond Improvements	2,400	-
Trees (Street)	31,000	57,000
Market Street Events	10,000	10,000
Misc	279	179
NC Symphony	2,500	2,500
Police Substation	5,000	5,000
Storm Water Charge	1,050	1,050
Trash Cans (Weekly Service)	7,800	7,800
SV Charity Events	400	400
Water & Sewer Common Area	4,300	4,300
<i>Total Operating Expenses</i>	<i>133,945</i>	<i>157,445</i>
<i>Administrative Expenses</i>		
Admin Misc/Bank Service Fee	1,400	1,000
Insurance	4,800	4,800
Legal	3,000	3,000
Management	36,200	36,200
Printing & Postage	2,500	2,500
Tax Return Prep	740	630
Website	2,500	2,500
<i>Total Administrative Expenses</i>	<i>51,140</i>	<i>50,630</i>
<i>Total Operating & Admin Expenses</i>	<i>185,085</i>	<i>208,075</i>
<i>Net Income (Loss)</i>	<i>-</i>	<i>-</i>

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.

Minutes of the Annual General Meeting held February 17, 2015

At 101 Market Street, Chapel Hill NC 27516

Present for the Board: Rainer Dammers (President), Arun Kilara, Phil Meyer (Treasurer),
Bobby Mallik (Secretary)

Absent for the Board: Cindy James (Vice President)

Committee member: Bob Murden (ARB)

With a quorum established, the meeting was called to order at 7:05 PM. 92 members were present in person and by proxy.

The proposed agenda for the annual general meeting was approved as submitted.

The minutes of the annual general meeting on 2/18/2014 were approved as submitted.

1. Election of Directors

Mr. Dammers explained that Mr. Mallik was retiring from the board or directors and that a new director was to be elected for a three-year term. The declared candidates prior to the meeting were Chris Richards and Susana Dancy. Mr. Richard had withdrawn his candidacy prior to the meeting for personal reasons. Mr. Dammers asked if there were any further nominations from the floor. None were made. Mrs. Dancy made a presentation and answered questions from the floor. Mrs. Dancy was elected to serve a three-year terms.

2. Treasurer's Report

Mr. Meyer reported that the association ended 2014 under budget increasing our reserves significantly, gave an overview of the 2015 budget, and fielded some questions from the audience.

3. ARB Report

Mr. Murden reported that the ARB focused in 2014 on updating the ARB guidelines to provide clarity on the maintenance guidelines for the grass strip in the town's right of way between the side walks and the street, as well as to update the painting guidelines to update obsolete color palettes.

4. Presidents Report

Mr. Dammers reported on project undertaken by the association in 2014 which included the successful rerouting of nature paths in Arlen Park to mitigate erosion problems, the installation of recycling centers and Pet Waste Awareness signs, and most significantly the assessment of tree inventory in the neighborhood.

Even though trees in the grass strip are owned by the town of Chapel Hill, it is expected for the adjacent property owner to maintain them with the exception of dead tree removal and addressing of safety hazards. For consistency other neighborhoods have hired arborists to maintain street trees. Based on the extensive report of SV tree inventory the board has been soliciting quotes by several arborist competing to maintain our trees.

Even though this is a considerable ongoing investment the board concluded that we have the ability to embark on this project in 2015 based on solid reserves due to excellent financial management.

5. Other Business

There being no further business the meeting was adjourned at 8:05 PM.

Note, the next AGM is Tuesday, February 16, 2016 @ 7pm at Christ Church