

## Southern Village Homeowners Association

January 10, 2012

To: Southern Village Homeowners Association Members

Fr: Southern Village Homeowners Association Board of Directors

Re: 2012 Annual General Meeting

The 2012 Annual General Meeting of Southern Village Homeowners Association will be held at Christ Church Ascension Hall @ 7:00 pm on Tuesday, February 28, 2012. Registration of owners will begin at 6:45pm. The meeting will start promptly @ 7:00pm.

The most important purpose of the meeting is to elect one director to the Association's Board of Directors. A proposed agenda and candidate information 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) 960-2836 or send an e-mail to [manager@southernvillage.org](mailto:manager@southernvillage.org).

Please visit [www.southernvillage.org](http://www.southernvillage.org) for more Southern Village news.

**Southern Village Homeowners Association  
Annual General Meeting  
Tuesday, February 28, 2012  
7pm to 8pm  
Christ Church Ascension Hall**

**Proposed Agenda**

Establish Quorum

Call to Order & Approve Agenda

Approve Minutes of February 22, 2011 Annual Meeting

Elect One New Board of Director:

- Further Nominations
- Candidate Presentation(s)
- Vote

Reports

- Treasurer
- Social Media
- Welcome Committee

Other Business

- Go Green

Adjourn

**Southern Village Homeowners Association  
2012 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 28, 2012 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 completed form to: Southern Village Homeowners Association, c/o Berkeley Property Management, LLC, 710 Market Street #21, Chapel Hill, NC 27516; Fax (919) 933-4097.

**Optional Ballot: Election of one new director.** At the meeting members will be asked to vote on this matter. You may express your choice by checking the appropriate item. Please make your selection from the following list of nominees, or write in the name of your preferred candidate. Candidate statements are in this packet.

Choose by marking with an X or write in no more than one name:

Susan Duke     Bobby Mallik     Paul Rowe     \_\_\_\_\_

**SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.**

Minutes of the Annual General Meeting held February 22, 2011

At Christ Church Ascension Hall

Present for the Board: Jeremy Purbrick (President), Cindy Gudeman, Paul Rowe,  
Rainer Dammers (Secretary)

At 7:10 PM the meeting did not have a quorum yet. Tony Smith from Berkeley Property Management went to solicit additional proxies.

In the meantime Susan Romaine introduced PORCH, a newly-formed, 501(c)(3) non-profit organization whose mission is to collect food for the hungry in the community.

PORCH organizes monthly food drives aimed at re-stocking the shelves of the six Chapel Hill / Carrboro pantries and has a volunteer neighborhood coordinators who started collecting in Southern Village in December 2010.

<http://www.porchnc.org/home>

With a quorum established, the meeting was called to order at 7:18 PM. Sixty eight members were present in person and by proxy.

As chair of the meeting Mr. Purbrick welcomed the members in attendance and introduced the current board members.

The minutes of the annual general meeting on 2/17/2010 were approved as submitted.

**1. Election of Directors**

Mr. Purbrick explained that two directors were retiring after serving for three years and that two new directors were to be elected for a three-year term. The declared candidates prior to the meeting were Mary Jo Coppola and Lewis Tisher. Mr. Purbrick asked if there were any further nominations from the floor. None were made. The candidates then made a presentation and answered questions from the floor. Mary Jo Coppola (64 votes) and Lewis Tisher (63 votes) were elected to serve three-year terms.

Mr. Purbrick then acknowledged the two retiring directors. Mr. Luna served three years on the board (2008-11) in various officer roles, and also served in the demanding role as chair of the Parking Lot – or Not Subcommittee from 2008-09. Mr. Rowe was appointed by the Board to complete Deanna Scheurbeke's term when she resigned to move to a new job in May 2009. In addition to being the Board's liaison with the condominium homeowners associations he was Treasurer in 2010.

**2. Treasurer's Report**

Mr. Rowe reported that the association ended 2010 on budget and gave an overview of the 2011 budget and fielded some questions from the audience.

Questions from the audience instigated a discussion on the cost to bring the Symphony to Southern Village. Residents phrased a request to the board to establish surveys of the neighborhood about support for the Symphony and other topics.

At the end of his presentation Mr. Rowe resigned as the Treasurer with a complaint against the board of directors.

### **3. Other Business**

By request of residents Mr. Roger Perry reported on the state of the planned Obey Creek development across 15/501 from Market Street. He reported that after several public hearings the project is on hold awaiting the completion of two studies by the Town of Chapel Hill to complete as an input to the Town Council on the feasibility to change the current zoning of the Obey Creek property. These studies are the Comprehensive Plan and an economic study and are expected to be completed later in 2011.

Mr. Perry expressed his high regard for Southern Village as a concept and community and encouraged feedback from the community on the plans for Obey Creek.

Ms. Gudeman reported that the ARB approved 21 requests, 3 of which included Solar panels. She mentioned the new guidelines for the strip area between the sidewalk and street approved by the board in 2010 and thanked Mr. Dave Oermann and the committee for the work formulating them.

Ms. Gudeman gave a summary of activities on the Townhomes in 2010. Major maintenance work was done in 2010 on all Townhomes for almost \$56,000 combined. The next major maintenance is planned for 2013. Mrs. Gudeman pointed out that the 2011 dues for all Townhomes with the exception of Highgrove are lower compared to 2010 as a result of the 2011 budget.

John Fugo, on behalf of Market Street Association (MSA), explained that the North Carolina Symphony reduced it's cost to the 2009 levels and will present its annual concert on the village green. The MSA budget is short a little over \$4,000 to fully fund the Symphony. Donations by individual residents are highly welcome.

Mr. Dammers, who chair's the 'Going Green in Southern Village' Subcommittee reported on the Energy Efficiency Education Fair to be held on Saturday, February 26 in Carrboro. The Towns of Chapel Hill conducting a Town-wide energy efficiency program for homeowners called WISE Homes & Building Program. The Town will provide subsidies that will lower the cost of eligible home improvements by 25-50% if yielding to 15% or greater energy savings per home. A link to the program can be found on <http://green.southernvillage.org/>

There being no further business the meeting was adjourned at 8:36 PM.

Southern Village HOA	2010	2011	2012
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
Operating Income			
Single Family Homes	\$ 149,850	\$ 133,200	\$ 133,200
Class III	\$ 450	\$ 400	\$ 400
Sub Associations	\$ 18,170	\$ 17,250	\$ 17,250
<u>Apartments</u>	<u>\$ 3,674</u>	<u>\$ 3,675</u>	<u>\$ 3,675</u>
<b>Total Operating Income</b>	<b>\$ 172,144</b>	<b>\$ 154,525</b>	<b>\$ 154,525</b>
Operating Expenses			
Maintenance Expenses:			
Fences(Parks)	\$ 1,200	\$ 1,000	\$ 1,000
Greenways,Paths,Trees(Parks)	\$ 4,000	\$ 4,000	\$ 2,000
Greenways Tree Removal	\$ -	\$ -	\$ 8,722
Landscaping	\$ 38,000	\$ 38,000	\$ 37,463
Mulch	\$ 4,500	\$ 7,500	\$ 7,500
Parks	\$ 5,000	\$ 5,000	\$ 5,000
Pond Care Contract	\$ 4,800	\$ 4,800	\$ 4,800
Pond Maintenance	\$ 3,000	\$ 2,000	\$ 2,000
Trees (Street Care)	\$ 8,000	\$ 6,000	\$ 8,000
Walls	\$ 2,000	\$ 1,000	\$ 1,000
Community Watch	\$ 1,000	\$ 1,000	\$ 1,000
Go Green	\$ 1,000	\$ 1,000	\$ 1,000
Welcome Committee	\$ -	\$ -	\$ 350
Market Street Events	\$ 10,212	\$ 8,000	\$ 8,000
NC Symphony	\$ -	\$ -	\$ 2,000
Police Substation	\$ 5,000	\$ 5,000	\$ 5,000
SV Charity Events	\$ 700	\$ 700	\$ 700
Management	\$ 18,900	\$ 17,729	\$ 18,470
Management Fee Prepay Discount	\$ -	\$ (886)	\$ -
Storm Water Charge	\$ 1,500	\$ 1,500	\$ 1,100
Electric	\$ 3,000	\$ 3,000	\$ 2,500
Trash Cans (Weekly Service)	\$ -	\$ 1,200	\$ 2,400
Water & Sewer Common Area	\$ 4,200	\$ 4,200	\$ 4,000
<u>Misc.</u>	<u>\$ 725</u>	<u>\$ 150</u>	<u>\$ 150</u>
<b>Total Operating Expenses</b>	<b>\$ 116,737</b>	<b>\$ 111,893</b>	<b>\$ 124,155</b>
Administrative Expenses			
Admin. Misc	\$ 400	\$ 125	\$ 200
Audit/Review	\$ -	\$ 10,000	\$ -
Insurance	\$ 4,000	\$ 4,000	\$ 4,000
Legal	\$ 2,000	\$ 2,000	\$ 1,650
Management	\$ 18,900	\$ 17,729	\$ 18,470
Management Fee Prepay Discount	\$ -	\$ (886)	\$ -
Printing & Postage	\$ 3,500	\$ 3,500	\$ 3,500
Tax Return Prep	\$ 500	\$ 400	\$ 550
Taxes	\$ 1,000	\$ 700	\$ -
Website	\$ 2,000	\$ 1,000	\$ 2,000
<u>Misc.</u>	<u>\$ 500</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Total Administrative Expenses</b>	<b>\$ 32,800</b>	<b>\$ 38,568</b>	<b>\$ 30,370</b>
<b>Capital Expenses</b>	<b>\$ 22,600</b>	<b>\$ 4,000</b>	<b>\$ -</b>
<b>Total Expenses</b>	<b>\$ 172,137</b>	<b>\$ 154,461</b>	<b>\$ 154,525</b>
<b>Net Income (Loss)</b>	<b>\$ 7</b>	<b>\$ 64</b>	<b>\$ -</b>

**Susan P. Duke**  
**111 Hillspring Lane**

I moved to Southern Village in June, 2010. A deciding factor in choosing Southern Village as a place to live is its friendliness, walkability, the town center and sense of community. Since I moved to Southern Village I've demonstrated my interest in our neighborhood in several ways: beginning December 2010, I became the Southern Village coordinator for PORCH, a charity that collects food in neighborhoods across Chapel Hill for local food pantries. I do a monthly pick-up of food from across our neighborhood. There are currently 42 neighbors who participate. At the October 2011 HOA Board meeting I presented two proposals, one to form a Southern Village Welcoming Committee and one to investigate the health of the forest behind Hillspring Lane and report back after having the county forester offer his suggestions. As of this writing, the Welcoming Committee is underway. Four neighbors from throughout Southern Village are on this committee, which I lead. We have created a Facebook page for new residents, collected goodies from over 20 Southern Village merchants for the Welcome Bag and distributed to about 20 new residents in single family homes, townhomes and condos. We plan to have a Meet & Greet at one of the Market Street restaurants in February. Because of the effort involved in the first proposal, the Forestry Proposal has been delayed until February.

Through the above activities, I've met many neighbors and merchants, as well as the board members and staff at Berkeley. This has given me a better sense of the character of our community and how it works. I am an organizationally-minded person, so enjoy being involved in community efforts. I believe that for something to be better, people have to roll up their sleeves for the things that are important to them. Many of us moved to Southern Village because of its beauty, safety, and sense of community and friendliness. I would be honored to serve on the board and continue in their tradition to achieve its mission.

**Bobby Mallik**  
**612 Aberdeen Drive**

Please consider me a candidate for the open position on the SVHOA Board of Directors. Having moved to Southern Village in 2006 after purchasing a dental practice in Durham, NC, I have thoroughly enjoyed living here. Nichol, my wife, and I have a three-year old daughter, Meera, and we are pleased to live in such a vibrant and friendly community. The main reason I want to serve on the board is to make sure Southern Village continues to be this special place for years to come.

Having moved from the United Kingdom 23 years ago to attend the University of South Florida, I continued my studies at the University of Pennsylvania where I obtained my Doctor of Dental Medicine degree. I completed my residency at the University of Iowa College of Dentistry specializing in Endodontics and have expanded my career in a number of states and, finally, settled in North Carolina.

As a small business owner, I know how to run an organization and how to manage the many details of my business that includes employees, vendors and patients. I believe that having a good team working together can really make a business or an HOA run smoothly. Please vote for me as I will work diligently to be an excellent board member. Thank you.

## **Paul Rowe**

I would like to serve on the Board so I can give back to Southern Village, where I have enjoyed living for the past 6 years. Like many of you, I was drawn to Southern Village because of the welcoming neighborhood, Market Street's vibrancy, and the overall charm.

I believe in balancing a sense of community with fiscal and environmental responsibility. To achieve this in Southern Village, I volunteered as the SVHOA's Condo Committee Chairman in 2009. Later that year I was asked to complete the Board Treasurer's term after she moved. In this role, I was able to save enough money, without sacrificing service, to reduce your homeowner dues from \$245 to \$200. While on the Board, I also became a founding member and initial chairman of the "Going Green" committee. One of my accomplishments here was championing the solar lighting project in Edgewater Park, which addressed safety concerns.

Lastly, I feel the Board should have diverse representation, whether as a single-family home, townhome, or condo since each has different issues and concerns. Currently the condos, where I live, are the only group lacking a voice on the Board. In addition, condos do not even have voting rights to elect Board members. So I hope you will allow me to act as that voice, in addition to serving all homeowners - as I have successfully done previously - to keep the community vibrant in the coming years. Thank you for the opportunity.