

October 1, 2014

Dear Weathersfield Neighbor:

On behalf of the entire board of directors, I invite you to join us for the annual general meeting of the Weathersfield Service Group VI, Inc., Homeowners' Association.

Like last year, we will meet on Friday evening, rather than Saturday morning. This year, we will meet from 5pm - 7pm , November 7, 2014. Please review the agenda included in this package for details of the meeting. We will again include our "Fall Fling" with this meeting. Again, we are asking if you would please bring a small, light appetizer which we might share with our neighbors when you come. No, it isn't required, but as Weathersfield is such a social group, we know we can count on you. (Beverages and other supplies will be provided, of course.)

The meeting itself will be much like the conversation we enjoyed last Spring when the board updated you on events in the neighborhood. This has been a very busy year in the neighborhood and we want to update you on many of the projects you have seen on-going this year. In addition, we will present next year's budget and elect two people to fill the vacancies coming up on the board for 2015-16.

After the formal meeting, which should last about 45 minutes, we hope you will stay and take the opportunity to interact with the Berkeley Property Management team and your board, regarding any specific thoughts or concerns you might like to discuss.

We look forward to seeing you November 7 at 5pm.

Best wishes,

Rik Gervais,
President, Weathersfield HOA

Weathersfield Service Group VI
2013 Annual Meeting
Friday, November 7, 2014
The Gathering Place
5pm to 7pm

Proposed Agenda

5:00 Social Hour Begins

5:30 Call to Order & Introductions

5:35 President's Report

5:40 Committee Reports

 Grounds/ Lot Appearance

 Utilities

 Architectural, Buildings & Streets

 Insurance

6:05 2015 Budget

6:10 Questions & Answers

6:25 Nominations & Candidate Introductions

6:30 Casting of Ballots for New Board of Directors and Monthly Assessment Increase

6:35 Adjournment (Social Time Resumes)

7:00 Meeting Concludes (Note: Election Results announced during the social time)

WEATHERSFIELD SERVICE GROUP VI, INC. DIRECTOR CANDIDATES FOR TWO YEAR TERMS

ZANA TAURIAINEN

Zana Tauriainen was born and grew up in Northern Vermont. She graduated from the University of Vermont in 1960 laying the groundwork in psychology and sociology so as to go on to Graduate School at the University of Michigan in Ann Arbor in the field of Special Education. Zana graduated with an MS in Special Ed and later did all her certifications at Michigan in the education of the Emotionally Impaired and Learning Disabled. She also holds a certification from the Myofunctional Institute in Florida. Ten years before her retirement Zana was co-developer of a data software program, which had a copy write, and trademark before becoming an LLC with three partners. Zana retired in 1999 after spending 38 years in the field of Special Ed.

Zana has served on many boards during her career and was active for 15 years as a leader and coordinator of the Children's Program in the International Program of Bible Study Fellowship. Today she continues with her Bible Study and is very active in programs that support relatives and friends of Alcoholics.

Zana and her husband Marv purchased 534 Weathersfield in the summer 1999 and moved here in April of 2000. Marv and Zana were married for 50 years. Marv passed away 3 years ago. She looks forward to serving on the Weathersfield Board as up to now with a business and her husband's declining health, time to participate was not available. Zana feels it is time to give back to this wonderful community.

JOHN CHRISTIAN

John and Kate Christian moved to Fearington Village (594B Woodbury) last year and have been enjoying all that Fearington has to offer. They are very familiar with Fearington because Kate's parents lived in the historic area for many years. They are currently also maintaining a home in Minnesota so will split their time between Minnesota (summer) and North Carolina (winter).

John hails originally from the midwest having grown up in Michigan. He attended the University of Michigan where he obtained an advanced degree in Natural Resource Management. His wife Kate is also a native Michigander. He began working for the Environmental Protection Agency in Washington, DC and moved to the U.S. Fish and Wildlife Service early in his 43 year Federal career. His career took him to Atlanta and finally Minnesota where he and Kate have resided

for the past 24 years. John served in a number of senior level management and leadership positions as Assistant Regional Director.

John sees his his main strength for the Board position being the leadership and management aspects as well as an aesthetic eye for landscape design and understanding of plant biology. He has had a passion for landscaping for many years and looks forward to learning more about North Carolina flora and fauna and leading efforts to keep Weathersfield's landscape vibrant and pleasing to all residents while maintaining property values.

RESERVE FUND REPORT

Weathersfield bylaws (Article XIII, sect. 6) require a written reserve fund report be made to the Owners in advance of the Annual Meeting.

Weathersfield's current reserves are \$176,960.39 as of 8/31/2014. The current budget and the proposed 2015 budget direct \$50,240 to the reserves, about 17% of the owners' annual assessment. As in the past several years, reserve earnings continue to be minimal, as investments are limited to US government securities and FDIC – insured bank products.

Roof replacement is the largest component of reserve funding need. The last ten of the 104 original roofs in Weathersfield were replaced in 2014. Other smaller expenditures were also made from the reserve fund in 2014, including sidewalk repairs, paving at close entrances, tree removal, and a renovation of the Grove area. In addition, the Board approved a three phase project to make repairs to a number of front porches throughout the community. The project was scheduled to be completed in September.

Bob Kelley
WSG Treasurer
9/19/2014

WEATHERSFIELD				PROPOSED
			BUDGET	BUDGET
			<u>2014</u>	<u>2015</u>
INCOME				
Monthly Dues			\$280,800	\$305,760
EXPENSES				
UTILITIES				
Electric			4000	4000
Trash removal			22500	25000
Water			<u>3000</u>	<u>3500</u>
			\$29,500	\$32,500
GEN'L MAINTENANCE				
Building maintenance			18600	22300
Maintenance – other			2000	2000
Pressure washing			6000	<u>6000</u>
			\$26,600	\$30,300
GROUNDS				
Grounds – other			19500	17060
Maintenance – contract			84000	90000
Tree removal			5000	<u>5000</u>
			\$108,500	\$112,060
ADMINISTRATIVE				
Audit, Tax returns			500	500
Insurance			35000	49700
Legal			200	200
Meetings			200	200
Misc.			460	460
Postage, printing			1000	1000
Property Mgmt			25200	25200
Website			900	1200
Termite contract			<u>2200</u>	<u>2200</u>
			\$65,960	\$80,660
Total operating expenses			\$230,560	\$255,520
Reserves funding			\$50,240	\$50,240
TOTAL			\$280,800	\$305,760
MONTHLY DUES			\$225	\$245

WEATHERSFIELD SERVICE GROUP VI, Inc.

PROXY

PLEASE PRINT

I/we _____, being owners of the property located at _____, Pittsboro, NC and member of the Weathersfield Service Group VI, Inc. do hereby authorize and appoint, Rik Gervais, President of the Board of Directors, or _____, who is a member of the Weathersfield Service Group VI, Inc. to be my/our proxy, with full power of substitution to act and vote for and on behalf of me/us at the Annual Meeting to be held on Friday, November 7, 2014 at 5:00PM at the Gathering Place. This proxy shall remain in full force and effect until such time as it shall be revoked by me/us in writing, until I/we transfer title to my/our property in Weathersfield Service Group VI, Inc., or by my/our attendance at the November 7, 2014 Annual Meeting or any resumption of the meeting after the adjournment thereafter.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Property Address: _____

Berkeley Property Management
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Chapel Hill, NC 27516
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