

October 6, 2015

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 to celebrate our Fall Fling as part of the meeting. We will meet at the Gathering Place from 5pm - 7pm , November 6, 2015. 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.)

Please review the agenda included in this package for details of the meeting. The business meeting itself will be much like the conversations we typically enjoy to bring you up to speed 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 three people to fill the vacancies coming up on the board for 2016-17.

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 6 at 5pm.

Best wishes,

Rik Gervais,
President, Weathersfield HOA

Weathersfield Service Group VI
2015 Annual Meeting
Friday, November 6, 2015
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 2016 Budget

6:10 Questions & Answers

6:25 Nominations & Candidate Introductions

6:30 Casting of Ballots for New Board of Directors

6:35 Adjournment (Social Time Resumes)

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

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 6, 2015 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 6, 2015 Annual Meeting or any resumption of the meeting after the adjournment thereafter.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Property Address: _____

Berkeley Property Management
710 Market Street, Suite #21
Chapel Hill, NC 27516
Fax: 919-933-4097

2016 WSG Board of Directors Nominees

Catherine Loveland (2nd Term)

Born and raised in Shelton, Connecticut. Worked as Administrative Assistant at Southern New England Telephone Company in New Haven, Connecticut right out of high school followed by several years at General Electric in Portsmouth, Virginia. After returning to Connecticut in 1972 was a paralegal for next seven years before joining Connecticut Attorneys Title Insurance Company ("CATIC") in 1979. Was elected Secretary of the Company in 1984 responsible for planning and attending all Board meetings. Was also responsible for planning all Company educational seminars and workshops, including retreat meetings throughout New England and top client programs in Florida and Nevada. Also acted as the Company's webmaster and graphic designer, responsible for the print and web publications of the Company's newsletters and marketing campaigns. Not retired yet--continuing to work for CATIC as a free-lance designer and meeting planner.

Moved to Fearington Village in April of 2013. I'm a volunteer with Fearington Cares. What I love best about Fearington is the sense of community, which is so important when you move to a location where don't know a soul! I volunteered to serve on the Weathersfield Board because I think it's important to be an active participant in this type of community in order to maintain the quality of life found here in Fearington.

Dan Green (1st Term)

Dan and Betsy Green retired and moved to 535 Weathersfield in May 2013. They discovered Fearington Village over 10 years ago while visiting their son who was a student at UNC. Then and now they enjoy the tranquility and camaraderie the community offers. They have the added bonus that their children live and work in Chapel Hill.

Dan was born, raised and educated in Memphis, Tennessee. After graduation from Memphis State University, he moved to Washington, DC, to work for the Federal Government. He served as a manager for the Office of Personnel Management (OPM) while earning his Master of Business Administration by attending evening classes at The George Washington University. Dan worked for 41 years in Federal employee retirement and insurance programs, retiring as Deputy Associate Director for Insurance at OPM.

Dan is seeking election to the board of Weathersfield Service Group so he can offer his organizational and managerial skills and his enthusiasm and energy to keeping Weathersfield a vibrant community.

Hoyt Taylor (1st Term)

Hoyt Taylor and his wife, Mary Ellen Sweeney, moved to Ferrington in the summer of 2012. Before arriving here, Hoyt worked at Groton School in Groton, MA, for 28 years. At Groton, Hoyt taught math and science, was the school's academic scheduler, and coached squash, tennis, and baseball. In the years previous to Groton, Hoyt taught math and science at Millbrook School in Millbrook, New York, and at St. Ann's School in Brooklyn, NY.

Hoyt has a B.A. in Applied Mathematics from Harvard College and a Ph.D in Physical Oceanography from Columbia University. He and Mary Ellen live at 552 Weathersfield. They have three sons; the youngest, Rees Sweeney-Taylor, is a 2010 UNC graduate.

Hoyt is not sure what skills he has that would be useful to the board, but he sometimes has a positive attitude and has been known to smile and enjoy his neighbors.

WEATHERSFIELD			BUDGET	PROPOSED
			2015	BUDGET
			<u>2015</u>	<u>2016</u>
INCOME				
Monthly Dues			\$305,760	\$305,760
EXPENSES				
UTILITIES				
Electric			4000	4100
Trash removal			25000	23750
Water			<u>3500</u>	<u>0</u>
			\$32,500	\$27,850
GEN'L MAINTENANCE				
Building maintenance			22300	24300
Maintenance – other			2000	2000
Pressure washing			<u>6000</u>	<u>6000</u>
			\$30,300	\$32,300
GROUNDS				
Grounds – other			17060	35300
Maintenance – contract			90000	87000
Tree removal			<u>5000</u>	<u>5000</u>
			\$112,060	\$127,300
ADMINISTRATIVE				
Audit, Tax returns			500	700
Insurance			49700	44300
Legal			200	200
Meetings			200	200
Misc.			460	1470
Postage, printing			1000	1000
Property Mgmt			25200	18000
Website			1200	0
Termite contract			<u>2200</u>	<u>2200</u>
			\$80,660	\$68,070
Total operating expenses			\$255,520	\$255,520
Reserves funding			\$50,240	\$50,240
TOTAL			\$305,760	\$305,760
MONTHLY DUES			\$245	\$245

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 \$127,470.26 as of 8/31/2015. The current budget and the proposed 2016 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 our investments are limited to US government securities and FDIC – insured bank products.

Roof replacement is by far the largest component of reserve funding need. The last ten of the 104 original roofs in Weathersfield were replaced in 2014. The Association needs to continue to build its reserves in anticipation of the second round of roof replacements, expected to begin in 2023. While recognizing that need, relatively smaller expenditures were made from the reserve fund in 2015, including paving repairs, erosion and drainage work by The Grove, and emergency storm work - deicing, tree and debris removal - in February.

Bob Kelley
WSG Treasurer
9/26/2015