

October 1, 2017

Dear Weathersfield Neighbor:

On behalf of the entire Board of Directors, I invite you to join us for the Annual General Members (AGM) meeting of the Weathersfield Service Group VI, Inc., Homeowners Association.

We will meet on Monday, November 6, 2017, at The Gathering Place from 6-9 P.M. This meeting will serve as our Fall Fling as well as a business meeting to inform you of happenings during the past year as well as the plans your HOA has for the upcoming year. We are asking that you bring a small, light appetizer (for 8) that can be shared with neighbors. This isn't required; but as Weathersfield is a social group, we know that we can count on you. Beverages and other supplies will be provided.

Please review the agenda included in this packet for details of the meeting. This has been a very busy year, and we would like to update you on the various projects that have been on-going. In addition, we will present next year's budget and we will elect three people to fill board vacancies for 2017-18.

After the formal meeting, we hope you will stay and take the opportunity to interact with Berkeley Property Management staff and/ or our Board regarding any specific thoughts or concerns you might have.

We look forward to this evening with you on Monday, November 6, at 6:00 P.M.

Best Wishes,

Jo Bolig, President

Dan Green, Vice President

Hoyt Taylor, Treasurer

Tim Gura, Secretary

Nancy Fore, Member-at-Large

Bill Moore, Member-at-Large

Bob Kelley, Historian

Weathersfield Service Group VI
2017 Annual Meeting
Monday, November 6, 2017
The Gathering Place
6pm – 9pm

- 6:00: Social Hour Begins
- 6:30: Call to Order & Introductions
- 6:35: President's / Committee Reports
- 6:45: True Wind Technology/ Website Presentation – Dan Green
- 6:55: RLT Associates Presentation (Sewer)
- 7:10: 2018 Budget & Dues Increase Votes
- 7:25: Nominations and Candidates Introductions
- 7:30: Audit Information
- 7:45: Casting of Ballots for New Board Members
- 8:00: Meeting Concludes with more social time (Election results announced during social time)

2018 WSG Board of Directors Nominees

Ken Benjamin

Ken hails from New Jersey, but he and his wife, Barbara, have lived in Fearington Village for the past ten years. While here, Ken has served on both the Weathersfield Board and the Fearington Home Owners Association Board. He has held both the offices of President and Vice President of the FHA. Ken and Barbara are the proud parents of four adult children and nine grandchildren. Both are active in the Fearington community as well as outside groups.

Jo Bolig

Jo and her husband, Paul, have lived in Fearington Village and Weathersfield for three years. Previously, they made their home and professional careers in Prince George's County, Maryland. They have two grown children. Jo has served on the WSG Board for the past two years. She is involved in Women of Fearington and the Fearington Concert Series. She and her husband are members of Chapel in the Pines Presbyterian Church.

Bill Simpson

Bill and his wife, Dese, have lived in Fearington for 7 years. They are native Tar Heels having grown up on farms near Monroe, NC. He served in the US Marine Corps and was stationed in Japan. He is a UNC Alum and attended school there as a married (to Dese) student following his USMC duty. Bill and Dese have two sons- one lives near Chapel Hill and the other in Kingston, WA, where they spend a great deal of time. They have two grandchildren. Bill retired from the aviation industry after working mostly for Pan American World Airways in New York and Florida, and later Piedmont Airlines and US Airways in North Carolina. He is a passionate UNC basketball fan and also closely follows the baseball and football teams at his old school. He says living near Chapel Hill in retirement is a dream come true.

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, Jo Bolig, 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 Monday, November 6, 2017 at 6:00PM 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, 2017 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 #21
Chapel Hill, NC 27516
Fax: 919-933-4097

RESERVE FUND REPORT—SEPTEMBER, 2017

Weathersfield bylaws (Article XIII, sect. 6) require a written Reserve Fund Report be made to the Owners in advance of the Annual Meeting.

As of 8/31/2017,

Weathersfield's Reserves stood at:	\$251,787.50
WSG's Liquid Checking Account held:	\$21,771.83
Therefore, WSG's Total Assets were:	\$273,559.33

One year ago (at 8/31/2016), WSG's Total Assets were:	\$239,264.40
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This increase of over \$34,000, even in the face of new and significant expenses for sewer services in this past year, is due to the wise and necessary increase in our HOA dues, as unanimously voted by the WSG residents at the General Meeting a year ago.

Our sewer expenses are not over, however, and the re-roofing of garages and our homes awaits us in the years ahead. Moreover, there are other foreseen (e.g. pressure washing, paving, front stoop repairs, shutter repairs and replacement, finance/reserve review, inflation) and unforeseen expenses that will certainly need funding. Keeping our Reserves growing, particularly until the next phase of roofing begins, is our foremost responsibility now.

Therefore, it would be prudent to increase the dues by \$10/month/unit as recommended by the Board. Monitoring the results of the sewer analysis/work will help to inform how we proceed in future years.

Respectfully yours,

Hoyt Taylor
WSG Treasurer
9/11/17

WSG VI- DRAFT 9/26/17

	2016 BUDGET	2016 ACTUAL	2017 ACTUAL- 7/31	2017 BUDGET-7/31	2017 BUDGET	2018 BUDGET
INCOME						
Interest Reserve Acct	-	401	261	-	-	-
Late Fee	-	560	400	-	-	-
Social Events	-	300	47	-	-	-
Dues	305,760	303,795	195,715	192,920	330,720	343,200
TOTAL INCOME	305,760	305,056	196,424	192,920	330,720	343,200
EXPENSES						
Utilities						
Electric	4,100	3,510	2,061	2,333	4,000	4,000
Trash	23,750	21,216	12,376	13,125	22,500	22,500
Water	-	1,416	-	-	-	-
Sewer	-	-	23,812	14,000	24,000	24,000
Total Utilities	27,850	26,142	38,249	29,458	50,500	50,500
General Maintenance						
Building	24,300	33,470	17,091	23,450	40,200	35,200
Other	2,000	24,972	3,876	1,167	2,000	5,000
Pres. Wash.	6,000	13,750	-	-	-	13,750
Total General Maintenance	32,300	72,192	20,968	24,617	42,200	53,950
Grounds						
Other	35,300	32,949	9,194	20,592	35,300	27,300
Contract	87,000	87,000	50,750	50,750	87,000	87,000
Tree Removal	5,000	9,350	5,090	2,917	5,000	12,000
Drainage	-	-	-	-	-	3,000
Total Grounds	127,300	129,299	65,034	74,259	127,300	129,300
Administration						
Bank Services	-	496	186	292	500	168
Insurance	44,300	40,506	23,763	26,367	45,200	45,200
Legal	200	700	493	875	1,500	1,500
Meetings	200	328	5	-	200	200
Misc.	1,470	125	12	1,663	2,850	2,850
Postage/Printing	1,000	532	187	438	750	750
Property Mgmt.	18,000	18,000	10,500	10,500	18,000	18,000
Reserve Study	-	-	-	-	-	5,000
Tax Returns/ Review	700	1,750	625	1,000	1,000	6,000
Termite	2,200	2,080	-	-	2,200	2,200
Website	-	-	1,095	-	1,000	500
Total Administration	68,070	64,517	36,865	41,133	73,200	82,368
TOTAL EXPENSES	255,520	292,150	161,116	169,467	293,200	316,118
NET INCOME	50,240	12,906	35,308	23,453	37,520	27,082