



October 4, 2021

Dear Weathersfield Homeowner:

The WSG Board has decided to hold another mail-in Annual General Meeting this year due to Covid. The Directors are disappointed but have spent time working with Mill House Properties to make sure this packet is full of information about your community. Here are the items you will find in the packet: Two addressed envelopes, two ballots, a form to use to ask questions or voice concerns, a proxy, committee chair reports, several reports from Treasurer Hoyt Taylor, President Jo Bolig's letter, the budget, and this letter to explain how to vote and submit questions. **Because the Board must have a quorum to conduct business, please send in your two ballots now but no later than October 30, 2021. We must receive the ballots or proxy by that date, or we will have to organize another mail-in process. The document to use to ask questions or express concerns can be sent now but must reach our office or the WSG mail kiosk no later than October 23, 2021.** Here are detailed instructions:

1. One addressed envelope is for the two ballots. It has a sticky note on it with the date, **October 30, 2021**, when it needs to arrive at Mill House Properties or at the WSG mail kiosk. The ballots can be sent **now but no later than October 30**.
2. The second addressed envelope, also with a sticky, is for any questions or concerns you may have for the Board. Please either mail this to MHP or deposit it in the mail kiosk **now but no later than October 23, 2021**.
3. The WSG HOA office manager Michelle Johnson and the WSG secretary Nancy Peterson will be handling the envelopes. Your privacy for voting is assured as Michelle and Nancy have a system for opening the envelopes and separating them from the ballots. No one will know how you voted.
4. The Board will be sent the list of questions and concerns and the Directors will be answering questions before ballots are due on **October 30, 2021**.

Again, we want to stress the importance of sending in the two ballots **now or no later than October 30, 2021**, in order for a quorum to be established. We look forward to hearing from you.

Sincerely,  
Peggy Akers  
WSG Community Manager

September 24, 2021

Greetings Weathersfield Homeowners,

There have been many times during the past year and a half when we have all wished for more opportunities to interact, face-to-face, with one another. The WSG Board had hoped that this year's Annual Meeting could be held in person at the Gathering Place, but continuing health and safety concerns related to the resurgence of Covid 19 and the Variant have prompted the WSG Board to decide that this year's meeting, like last year's, will be conducted in a "meeting by mail" format.

As of December 31, 2021, the contract with our current management company, Mill House Properties, is due to expire. With that in mind, an ad hoc committee of the WSG Board was established early in 2021 to do its due diligence in investigating what options were available to us with regard to other management companies in the area. After a year of thorough investigation with a focus on the services our management company is expected to provide, the Board concluded that Mill House Properties was still the best company for providing our homeowners with prompt and professional responses to their questions and concerns. Therefore, the Board has renewed our partnership with Mill House Properties for the next three years.

You will see that the Board is recommending an increase in dues of \$25.00 per month/per unit owned which would take effect January 1, 2022. The rationale for the increase is included in this homeowner packet.

In 2018 the WSG Board contracted with Criterion-Giles Engineering, Inc. to perform a Reserve Study with the goal of helping us understand what areas within our community needed attention regarding maintenance, repair, and possible replacement. This study was helpful in the development of a Long- Range Plan that would assure that funds would be available to address these needs. Part of that Plan included yearly increases in dues. Increases in insurance rates and rising inflation will undoubtedly affect our operating budget. There are always unanticipated expenses that must be addressed. Dues were not increased last year, but the Board feels that doing so is needed at this juncture to assure that funds will be available for current and future projects. Regular increases in dues might help us avoid the much less desirable approach of "special assessments".

In an effort to familiarize you with the work done by the Board on behalf of the total Weathersfield community, the committee reports included in this packet will highlight projects that have been undertaken to strengthen our community's infrastructure as it---along with us---continues to age.

Because we were not able to meet in person for the 2020 Annual Meeting, I did not have an opportunity to publicly thank those who have contributed so much of their time, professional skills, and energy as Board members and have previously left the Board in 2020 or will be doing so this November. I hope that you will join me in thanking them when the opportunity arises.

TIM GURA: Served the Board as Secretary for several years and provided stellar recording of Board decisions as reflected in the Minutes. Tim also chaired the Communications committee of the Board that serves to welcome and integrate newcomers into our community and provide them with information needed for a smooth transition.

BILL KEARNEY: Served as Chairperson for two Standing committees of the WSG Board: Architecture and Building & Street Maintenance. He chaired these two committees concurrently. With his background in Engineering and attention to detail, every homeowner request that was processed through his committees was done thoroughly, professionally, and promptly.

BILL MOORE: Served as Chairperson of the Utilities committee and oversaw the exploration, mapping, and repair of the WSG sewer and storm drain systems. Bill also responded to concerns homeowners had regarding drainage in and around their homes.

BILL SIMPSON: Served as Chairperson of Insurance and responded quickly and with necessary information when homeowners had damage to their homes and coverage questions arose.

HOPE WEBER: Served as Chairperson of the Landscaping committee. This committee's responsibilities are particularly challenging and time-consuming. The decisions of her committee served to preserve and enhance the beauty of this community that we all enjoy.

Included in your packet are the names and biographies of the individuals willing to serve as Directors and lend their considerable talents and enthusiasm in service to our community. While this slate has already received the approval of the current WSG Board, it will require broader approval by homeowners.

Please study the materials in this packet and return your ballots or proxy in the envelope provided to either the Weathersfield mailbox in the kiosk or to Michelle Johnson, Office Manager, at Mill House Properties now or NO LATER THAN OCTOBER 30th. Similarly, please forward to Michelle Johnson or place in the Weathersfield mailbox any questions or concerns you would like to have the Board address. Please submit these now or NO LATER THAN OCTOBER 23rd so that we can respond prior to the due date for ballots. A return envelope labeled for this purpose is also provided in your homeowner packet. Providing these materials to the Board in a timely fashion will help establish the quorum needed for conducting business. With every good wish for a healthy and productive year going forward.

Jo Bolig, President  
Weathersfield Service Group

# **Weathersfield Service Group VI**

## **The Committee on Communications**

The Communications Committee has two primary missions. It endeavors to provide timely information to homeowners and residents to enhance the already high value of living in Weathersfield. Just as importantly, the Committee welcomes newcomers to our wonderful community.

This latter mission, welcoming newcomers, has been challenging the past two years because the COVID-19 pandemic has kept our committee members from the personal contact that most successfully connects new residents with the activities and people of our community. Nevertheless, the Committee has pursued several activities to help meet its welcome goal. For example, with help from Tara Lacara of Mill House Properties, the Committee has significantly improved the timeliness and accuracy of contact information on new arrivals to Weathersfield. The Committee now has a current, accurate and comprehensive list of contact information for all Weathersfield owners and most renters.

While Committee members were significantly inhibited from face-to-face contact with Weathersfield residents, the Committee did reach out to them through the quarterly WSG Bulletins. Delivered door-to-door by Committee members, the single page, hard copy bulletins shared information on current and upcoming activities of the WSG Board and the Weathersfield community in general. For example, the Fall 2021 Bulletin alerts residents to the format of this year's Annual Meeting; shares the schedule for pavement repairs, termite inspections and roof blowing; notes the importance of keeping dryer vents and chimney flues clean of lint and other debris; and reminds residents of the value and easy availability of the Cole Plaza Solid Waste and Recycling Center. Past bulletins have publicized the ability of residents to reach out to Committee members at any time if they have questions or concerns about living in Weathersfield or the Ferrington community at large.

The Communications Committee completed an overhaul of the Welcome Packet for new Weathersfield homeowners and residents. The new packet includes an updated President's Welcome Letter, a page covering items every new resident needs to know right away, an update on the guide to our website access and content, and a copy of the current "Maintenance Responsibility Chart." This new Welcome Packet will be shared by Communications Committee members with

new residents. We are also exploring other ways the packet can be useful to current homeowners and residents.

Another major responsibility of the Communications Committee is maintaining the currency of the Weathersfield Service Group VI website, [www.weathersfieldsg.org](http://www.weathersfieldsg.org).

The Communications Committee maintains the official website for the Weathersfield Service Group (WSG), [www.weathersfieldsg.org](http://www.weathersfieldsg.org). It is the primary tool for the WSG Board to provide timely information to homeowners and residents of our community. The website highlights current and upcoming Weathersfield activities and events, including major landscaping and other service projects, and official Board proceedings. It alerts readers to important non-Board activities, as well. For example, this past year's announcements on NC State road maintenance, copperhead snake sightings, trash collection day changes and an explanation of delays in receiving County water bills were posted on the website. The website also maintains an archive of the Annual and Board meetings, financial reports, official minutes and other official documents.

The Communications Committee deputy chair is Mary Ellen Sweeney and the editor of the WSG Bulletins is Dinah McAllister. Other Committee members are Joyce Brennan, Barb Sydell, Paul Bolig, Steve Krasnow, Linda Grills, Barbara Layton and Doug McAllister. Thank you all for your great service this year.

Dan Green  
Chair, Communications Committee  
September 2021

UTILITIES COMMITTEE AGM REPORT  
September 2021

1. COMMITTEE MEMBERS

Bob Sydell, David Spencer, Bob Watkins

2. ACTIVITY SUMMARY

The Utilities Committee has continued to work on major areas previously identified in the Reserve Study as outlined below.

Sewer System

Over the past 4 years we have looked at all sewer cleanouts in Weathersfield and repaired those needing work. We have jetted those that needed cleaning but not repair. The entire system has been reviewed and action taken where a problem or potential problem was identified.

We will continue preventative maintenance in the future. The sewer system is over 30 years old and preventative maintenance is important to keep the system working properly. We are likely to see trouble spots pop up in the future. It is important we continue to exercise care in items we put into our sinks and disposals.

Storm Water/Drainage

We recently raised various higher priority flat top concrete drains so they could accept more storm water. We have also identified lower priority concrete drains that need to be raised. This work is scheduled for the Fall of this year. In addition to raising drains, rip rap or rock will be placed leading up to some drains as needed.

Parking Lot Drains

All parking lot drains that needed attention were cleaned in July and will be cleaned again after leaves fall in November. We will clean these drains 3 times per year.

# 2021 Annual Weathersfield Homeowners Association Meeting

## Architecture Committee and Buildings & Street Maintenance Committee Report September, 2021

Bill Kearney (Chair), Sheila Creth and Bob Spillane

### Architecture Committee

- 11 homeowner-responsible property modification requests were approved through August: Screened Porch (3), Gutters (3), Privacy Fence (2), Patio (1), Skylights (1), Railings (1)
- Property modification approval request forms are under documents at [www.weathersfieldsg.org](http://www.weathersfieldsg.org)

### Buildings & Street Maintenance Committee

- Mill House Properties received and dispositioned 80 repair requests through August, including: garage doors, porch steps, railings, roofs, siding, shutters, sidewalks, lighting, and various home sale inspection findings of HOA responsibility. Thank you Michelle, Peggy and Tara for your excellent support to our residents and community.
- Roof debris blowing services were provided in January 2021 and will occur again in November 2021. Any roof repair issues observed in November will be noted for follow-up attention.
- Pressure-washing is a bi-annual service and was performed in June 2020. The next service will occur in the spring of 2022.
- Annual termite inspection of crawl spaces and garages is scheduled for 13 October 2021.
- In 2021 the annual building maintenance operating budget is \$55,500 (18% of the total HOA budget). Through the first 8-months of 2021, expenses were \$34,799 and are projected to be near budget at year end.
- Chatham County responsible street repair needs are coordinated through the FHA. WSG responsible street and parking area re-pavement for phase-1 designated closes (per the 2018 Reserve Plan) is planned in the fall 2021, pending weather and contractor scheduling.

### Home owner reminders

- Guidelines for Homeowners and the Maintenance Responsibilities Chart between homeowners and the HOA are posted on the WSG website under documents at [www.weathersfieldsg.org](http://www.weathersfieldsg.org)
- Typical homeowner responsibilities include: fireplace/chimney cleaning/maintenance, gutter cleaning/maintenance, crawl space remediation, controlling pests and critter removal from within the home, maintaining smoke/fire detectors, maintaining HVAC units including inspecting for condensation leakage in the attic, and clothes-dryer vent-duct cleaning to reduce risk of fire.
- The Ferrington Cares' website [www.ferringtoncares.org](http://www.ferringtoncares.org) offers a list of suggested vendor options to consider for homeowner responsible maintenance needs.

**Landscape Committee Report to Board**  
**WSG Annual Board Meeting – 11-06-2021**  
**(This report covers December 2020 – December 2021)**

Submitted by: David Piet, Landscape Chair, WSG Board Director

Landscape Committee members: Caroline Lloyd, Carolyn Clarke, Shirley Morris, Judith Cohan, Terry Lucas, Nancy Piet.

The Landscape Committee is responsible for both the Ruppert and Davey Tree contracts and works closely with both companies.

**WSG Board Committees:** The Landscape Committee works in close coordination/cooperation with the Utilities and Architecture/Buildings & Street Maintenance Committees on related resident's request or issues. For example, homeowner requests of home improvement modifications; sewer issues; gutters, garage repairs, paving, etc.)

Landscaping documents revised, finalized in February, and posted on the WSG website:

- a. WSG Landscape Management 2021 - 2022
- b. WSG Landscape Guidelines for Renovations to Homeowner Personal Property and WSG Common Areas
- c. WSG Request for Landscaping Modification Approval (Rev. 02/2021)

**Note:** It is important that all WSG residents consult and adhere to these documents regarding landscaping issues and procedures whether on personal property or in Common Areas.

**1. Ruppert Landscape:**

- a. Rejuvenation: January 12 – 15, 2021 completed after some 15 years of not having done so. Post-rejuvenation clearly shows that bushes, shrubs, and trees that were pruned are flourishing due to this intervention.
- b. Numerous complaints and/or requests received particularly during/after Rejuvenation – all addressed in coordination with either Ruppert or Davey Tree.
- c. Davey Tree ground 17 Holly tree stumps so that other small plants could be planted in their place.
- d. Ruppert replaced Holly trees removed during rejuvenation with Camellia Sasanqua (10) and Mountain Laurel (2).
- e. Pruning on Common Areas was conducted in July and August 2021
- f. Pruning on private property was conducted in August and September 2021.  
**Note:** Pruning on both Common Areas and private property took a good deal of time due to weather interruptions and the extreme growth of plants post-Rejuvenation.
- g. Seasonal routine weekly maintenance as called for in their contract are each Wednesday, weather permitting.

**Note:** The WSC Landscape Committee conducted a survey in the fall that identified plants or areas that need to be replanted or attended to.



**h. Ruppert Landscape Staff:**

- I. Cooper Murry, Area Manager
- II. Carl Little, Field Manager for WSG IV

**2. Davey Tree Experts:**

- a. August 2020 – Davey Tree completed a survey of WSG identifying branches and trees that required pruning or removal. In December 2020, Davey Tree completed the pruning of branches and trees that needed pruning or removal. The purpose was to *“Prune the trees throughout the community to clear the homes, chimneys, garages, lights and signs as much as appropriate for the respective trees.”*
- b. Periodic pruning/removal of branches and/or trees requested by residents.
- c. An annual survey of WSG will be conducted by Davey Tree, in coordination with the Landscape Committee, in late fall of 2021 to determine additional pruning and/or removal of branches and trees.
- d. Davey Tree Expert Staff:
  - i. Keith Wright, District Manager

**References: More information can be found on the WSG Website where periodic Notices are posted.**

## **Weathersfield Insurance Committee 2020 Annual Report**

Status: September, 2021

There have been no claims so far this year against our insurance policies. As stated last year, the deductible on this policy is \$10,000. Property owners are once again advised to make sure their own condo insurance policy (Homeowners 6 form) covers the cost of that deductible.

The 2021 HOA cost for insurance premiums for the term of April 1, 2021 to March 31, 2022 is \$49,180 vs. a budget of \$50,000 and vs. a cost the previous year of \$46,089. The total premium of \$49,180 is made up of the premiums for three separate policies: a property and general liability (P&GL) policy (\$46,076), an umbrella policy, providing additional liability insurance (\$1,500) and a directors and officers policy (D&O - \$1,604).

These premiums and policies were achieved with a thorough bidding process involving three separate insurance agencies, including the Seagroves Agency, which won the bid. The P&GL, along with the umbrella policy are provided through Harford Insurance while the D&O policy is through Westchester, brokered by Hanover. The P&GL is by far the most expensive policy and only Harford was able to offer good coverage at a premium close to last year's. Given the age of the community and the decreasing flexibility insurance agencies have over premiums, it is likely that these costs will increase in the next years despite the lengths we go to in our request for proposals documents to point out the care we take in maintenance of buildings, landscaping and routine tree monitoring and care.

Harford sent out inspectors to the community this year and they notified us of observations of tree limbs growing over specific houses and garages that they felt increased the risk of damage. In August, Davey Tree was contracted to trim the specified limbs. Documentation on these actions was made and communicated back to Harford on August 18 by our representatives at the Seagroves Agency.

Late this year, the committee will once again initiate a competitive bidding process, leveraging the learnings from our last bidding process, in order to achieve the lowest premium for the necessary level of coverage.

## **David G. Spencer**

David and Janice Spencer have lived in Weathersfield for five years, after living in Chapel Hill for eight years. David grew up in Oregon and Chicago before attending high school and university in California. David received an M.A. and Ph.D. in physiological psychology and psychopharmacology. Following post-doctoral research in Texas, David worked in research and development of new therapeutics at Bayer pharmaceuticals in Germany for 11 years. He continued management of product development at Bayer in the US in the Biological Products division in Connecticut before relocating with Bayer to North Carolina. From 2001 through 2015, David worked as Chief Operating Officer and/or head R&D officer of venture-backed private biotechnology companies with technologies discovered primarily at North Carolina State University. He finished his professional career as Chief Scientific Officer and board member of a multinational non-profit rare disease therapeutics discovery organization. In addition to his scientific work, David has had the opportunity to develop skills in project management, regulatory affairs, clinical development, quality systems, therapeutic protein manufacturing and quality assurance, among others.

David has served on the Weathersfield utilities committee for three years and stepped into the role of board Vice-President and head of the Weathersfield Insurance committee a year ago. He has also assisted with the Weathersfield Holiday party on several occasions. He is an avid member of the Ferrington Tennis Club and greatly appreciates the amenities and atmosphere here in Ferrington Village.

## Lawrence Layton Bio

Larry Layton and his wife Barbara moved to Fearrington in 2002 and to Weathersfield in 2004. Larry spent 35 years with a large company in research as a scientist/engineer & manager. He recently retired from an 18 year second career as an Psychotherapist both in a Mental Health Clinic and in private practice in Raleigh, North Carolina. He and Barbara have 2 daughters & 3 grandchildren nearby in Durham and Morrisville. They also have a son, daughter-in-law and 3 grandchildren in Rhode Island. Larry chaired a committee in Weathersfield a few years ago which updated and modified the By-Laws and Covenants for the community.

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My name is Steve Krasnow and my wife Rose and I moved here from Rockville, MD in June 2019. My career was in Commercial Real Estate with an emphasis in office, retail and industrial leasing and building sales in the greater Washington D.C. area.

I graduated from Washington University in St. Louis and received my MBA from UNC-CH.

Locally, I am an active volunteer for the Chatham County CERT (Community Emergency Response Team) and will start volunteering for the UNC Memorial Hospital Jaycee Burn Center this Fall.

I am an avid hiker of local trails as well as the Appalachian Trail and an enthusiastic kayaker who has paddled throughout North America as well as many North Carolina lakes, rivers, sounds and waterways.

**Notice of Meeting by Mail and Ballot  
for Weathersfield Service Group VI, Inc.**

Pursuant to N.C. Gen. Stat. § 55A-7-08, please take notice that the annual meeting of the Weathersfield Service Group VI, Inc. ("Association" is being conducted by mail for the purposes of:

- (1) Electing three individuals to serve on the Board of Directors of the Association for a term starting on January 1, 2022.
- (2) Approving a recommended dues increase of \$25.00 per household unit starting on January 1, 2022.

**ALL BALLOTS MUST BE RETURNED NO LATER THAN 5:00 P.M. ON OCTOBER 30, 2021**, and the presence of a quorum will be determined from the ballots received as of that date and time.

Please return your ballots using the enclosed self-addressed envelope via regular mail to:

Weathersfield Service Group, VI. Inc.  
c/o Mill House Properties LLC  
1720 E. Franklin Street  
Chapel Hill, NC 27514

Or deposit the sealed envelope with your ballot enclosed in the WSG mail kiosk.

**PLEASE SEE THE BALLOT ON THE NEXT PAGE**

**Weathersfield Service Group VI, Inc. (WSG)**

**BALLOT**

**(One vote per household)**

**ELECTION OF DIRECTORS**

On the issue of electing three (3) individuals, all of whom are homeowners residing in WSG, to serve on the Board of Directors for the Association, I/we vote for the following (vote for no more than three (3) candidates):

\_\_\_\_\_ Steve Krasnow

\_\_\_\_\_ Larry Layton

\_\_\_\_\_ David Spencer

\_\_\_\_\_ Write-in nomination: \_\_\_\_\_

\_\_\_\_\_ Write-in nomination: \_\_\_\_\_

**Note:** If you vote for more than three (3) individuals it will cause your ballot to become void.

**APPROVAL OF A DUES INCREASE FOR 2022**

On the issue of approving the recommended dues increase of \$25.00/month per household starting in 2022 please vote yes or no:

\_\_\_\_\_ Yes

\_\_\_\_\_ No

If you have no opinion regarding the dues increase you may request, but indicating below, that the WSG Board act as your proxy in this matter.

\_\_\_\_\_ I/we request that the WSG Board vote on our behalf.

**NOTE:** For a detailed rationale for the dues increase, please reference WSG Treasurer Hoyt Taylor's letter contained in this packet.

**Please return your questions/issues by October 23, 2021, by either using the enclosed self-addressed envelope via regular mail to:**

Weathersfield Service Group, VI. Inc.  
c/o Mill House Properties LLC  
1720 E. Franklin Street  
Chapel Hill, NC 27514

**Or placed in the Weathersfield mailbox at the kiosk.**

## **Questions/issues from WSG residents**

### **1. Specific questions/issues to the following Directors:**

- BOARD CHAIRPERSON:
  
- TREASURER:
  
- COMMUNICATIONS:
  
- LANDSCAPING:
  
- ARCHITECTURE:
  
- BUILDING & STREETS MAINTENANCE:
  
- INSURANCE:
  
- UTILITIES:



# 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 mail-in Annual Meeting.

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 until the ballot due date of October 30, 2021.

adjournment thereafter.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mill House Properties  
1720 East Franklin Street  
Chapel Hill, NC 27514

Letter from WSG VI Treasurer, Hoyt Taylor

Apologies for this rather long note, but since an in-person meeting is highly unlikely in this time of COVID, I hope this message will answer questions you may have.

First some background. Our monthly dues go for a whole host of purposes. We have insurance on our homes, landscaped grounds, dangerous tree and limb removal, care for our garages and the exterior of our homes (including pressure washing, termite control, regular repair work, and the very costly reroofing), paving for our closes, storm water and sewer services outside our homes, trash and recyclable collection, and community electric lights, all paid for out of our monthly dues. Many of these costs are part of our ongoing operating budget and some, like reroofing and paving, are very large, expensive projects (several hundred thousand dollars each) that must be prepared for well in advance and come out of our Reserve Fund. All of them are subject to inflationary pressures.

Last year, when COVID struck, we did not have an in-person Annual Meeting, and because of the serious disruption to people's lives, the Weathersfield Board decided not to seek an increase in the monthly dues even though insurance rates were going up, trash collection rates were increasing, and the previous year (2019) had been a challenging one financially with sewer and tree damage costs disrupting our budget significantly. Though we needed to make up for lost ground in our Reserve Fund in preparation for paving and roofing expenses, the anxiety of the year persuaded the Board to let the dues remain unchanged. As it turned out, we did not get hit by any unforeseen expenses, and I think our decision was a good one.

This year, we have had some particularly high landscaping costs as we continue to pay close attention to the dangers that our many trees present, and we can no longer afford to postpone repaving in some areas of Weathersfield. And looming ahead, as ever, is the beginning of the next round of reroofing our homes that is scheduled to begin in 2027. Moreover, the inflation rate has recently jumped and will certainly affect our operating budget as well as our major Reserve Fund projects.

For these reasons, and to remain on track to follow our Baseline Reserve Plan created in 2018, prudent community-wide responsibility requires a monthly dues increase of \$25 per unit, for which we need a yes vote from 2/3 of voting members. As you consider this, please recall two very important things:

- 1) There was no increase in our dues last year, and
- 2) Our covenants allow for dues to be raised each year, without a vote, by the annual Consumer Price Index increase plus 10% of that increase. For this year alone, that would mean an increase of \$19.80/mo.

Respectively yours, Hoyt Taylor

# WSG Reserve Fund Report and Financial Report for Annual Meeting

## November, 2021

### ***Weathersfield Bylaws, Article XVIII RESERVE FUNDS:***

*Section 6. Reserve Fund Report. Members of WSG VI shall be advised in writing of the following, not more than sixty (60) days and not less than thirty (30) days prior to each Annual Meeting:*

- a. Any significant adjustments to the assumptions used to manage the reserve account such as useful life, replacement costs, interest rates and inflation factors.*
- b. That part of the annual assessment to be allocated to the reserve account for the next calendar year.*
- c. The status of the reserve account, including but not limited to information such as total monies in the account, rate of return, list of investments and expenditures with purpose of each.*

### **Reserve Fund Report**

a. Interest rates on CDs are exceptionally low at this time so the WSG VI reserve account is presently in a money market account earning 0.15% annual interest. Inflation has gone up recently, but it is not clear that it will continue at the higher rate, COVID related as it is, and it is not clear how interest rates will be affected. If rates rise, WSG VI will once again purchase CDs.

b. For 2022, \$89,000 is projected to be allocated to the reserve account which should catch us back up to the 2018 Baseline Reserve Plan projections after the significant expenses of 2019 and this year, 2021.

c. The reserve account is presently valued at \$312,000, with another \$66,000 in our operating budget checking account. A paving project scheduled for October, 2021, and one-time work on the WSG VI path running parallel to Village Way from Swim and Croquet to the Smokehouse, will require about \$100,000 from our reserves. More paving will be necessary in the near future, and the reroofing of our homes is scheduled to begin in 2027, very expensive projects to be paid for out of our reserves.

Hoyt Taylor  
WSG Treasurer  
Sept. 20, 2021

***Weathersfield Bylaws, Article XII ASSESSMENTS:***

*Section 1. Financial Report. At each regular annual meeting of the members, the Board of Directors shall present a budget and an estimate of the assessment for the succeeding calendar year together with a statement of income received and expenditures incurred by WSG VI in the current year up to the date of said annual meeting, and shall make available a copy of such budget, assessment estimate, and statement to the members.*

**Financial Report**

The 2021 budget, with income and expenditures through August of this year, and a 2022 projected budget is provided with this report. The 2022 projected budget includes a \$25.00/mo dues increase per unit, the rationale for which is given in an included letter.

Hoyt Taylor  
WSG Treasurer  
Sept. 20, 2021

## 2022 Budget Worksheet (9/20/21)

	2021 actual as of 8/31/21	2021 full year budget	2022 proposed budget	Difference (2022-2021)
<b>Income</b>				
Late Fee	\$260	\$0	\$0	\$0
HOA Assessment	\$258,295	\$386,880	\$418,080	\$31,200
Interest	\$343	\$2,000	\$500	-\$1,500
<b>Total Operating Income</b>	\$258,898	\$388,880	\$418,580	\$29,700
				\$0
<b>Expense</b>				\$0
<b>Administration</b>				\$0
Admin.Misc.& Bank Fees	\$50	\$500	\$500	\$0
Tax Returns	\$450	\$500	\$500	\$0
Insurance	\$41,669	\$50,000	\$55,000	\$5,000
Legal	\$1,605	\$1,500	\$2,000	\$500
Management Contract Fee	\$16,000	\$24,000	\$28,000	\$4,000
Meetings	\$0	\$200	\$200	\$0
Postage & Printing	\$0	\$1,000	\$900	-\$100
Website	\$33	\$50	\$50	\$0
<b>Total Administration</b>	\$59,807	\$77,750	\$87,150	\$9,400
<b>Grounds</b>				\$0
Grounds-Other	\$26,823	\$27,000	\$27,000	\$0
Landscape Contract	\$50,520	\$75,780	\$77,292	\$1,512
Tree Removal	\$38,504	\$26,000	\$30,000	\$4,000
<b>Total Grounds</b>	\$115,847	\$128,780	\$134,292	\$5,512
<b>Maintenance</b>				\$0
Building Maintenance	\$34,778	\$45,000	\$50,000	\$5,000
Pressure Washing	\$0	\$7,500	\$7,500	\$0
Termite Contract	\$0	\$3,000	\$3,000	\$0
<b>Total Maintenance</b>	\$34,778	\$55,500	\$60,500	\$5,000
<b>Utilities</b>				\$0
Electric	\$2,288	\$4,200	\$4,600	\$400
Sewer Services	\$3,792	\$8,000	\$8,000	\$0
Storm Water	\$0	\$5,000	\$5,000	\$0
Trash Removal	\$18,304	\$27,500	\$30,000	\$2,500
<b>Total Utilities</b>	\$24,384	\$44,700	\$47,600	\$2,900
<b>Total Operating Expenses</b>	\$234,816	\$306,730	\$329,542	\$22,812
<b>Total Operating income</b>	\$258,898	\$388,880	\$418,580	\$29,700
				\$0
<b>Net Income</b>	\$24,082	\$82,150	\$89,038	\$6,888