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October 4, 2023

Dear Weathersfield Homeowner:

The Annual General Meeting is scheduled for Saturday, November 4, 2023 at 2:30pm at the Gathering Place.

The packet you are receiving includes the following:

1. Letter from President Dave Spencer
2. Agenda
3. Reports from Committee Chairs
4. Treasurer's Report
5. Biographies of Board Candidates
6. A proxy if one cannot attend the AGM personally

Proxies may be placed in the WSG mail kiosk or mailed to Mill House Properties.

The Board is looking forward to seeing all owners at this important Annual General Meeting.

Sincerely,

Michelle Johnson

WSG Community Manager

WEATHERSFIELD

at Fearrington Village

Introduction for the Annual General Meeting (AGM)

The Weathersfield Service Group (WSG) board will hold an in-person Annual General Meeting at the Gathering Place on Saturday, November 4, starting at 2:30. Aside from information from the various board committees (Architecture, Building maintenance, Insurance, Landscaping and Utilities), there will be a vote on incoming Board Directors (see further information below). I urge you all to attend if you can. If you cannot, please fill out a proxy form and either put it in the WSG board mailbox at the kiosk, to be voted as the Board direct, or give it to a neighbor to vote for specific Director candidates.

We have continued the preventative maintenance programs on garage and porch repairs and utilities this year with some very positive results. Money spent that way this year should save us money in the long term and preserve the improved property values we have seen. Despite the weather events and large number of downed trees, both on our property and Fitch land abutting our property, we have been successful in proactively trimming or culling weak trees and removing fallen trees or limbs when necessary. However, these activities came at a cost and we anticipate the need for an increased tree budget in the coming year.

2023 actual expenditures compared to the operational budget remain in decent shape. Cost overruns in building maintenance and tree care have been partially compensated for by savings in other areas. Reserves were used to replace the final set of 12 garage roofs, but Reserves continue to be built to address major projects such as additional paving to be done in 2024 as well as roof replacements beginning in 2027, all foreseen and updated from the 2018 reserve plan. In order to ensure our income and Reserves match our needs, a new Reserves study will be done early next year and will be discussed at the AGM.

As time moves on, the homeowners serving the community on the board, as officers or on committees evolve, as they should. The Board of Weathersfield is pleased to announce that Dianne Gray has volunteered to be our new Treasurer. Dianne is a residential real estate agent who has been a resident since 2016. She was formerly a bank examiner. You may recognize Dianne when she walks her small dog named Gilligan.

The Board wants to thank Hoyt Taylor for his guidance as our treasurer over the past eight years. Hoyt joined the Weathersfield Board at the end of 2015, taking up the role of Vice President supporting Zana Tauriainen as President. He became Treasurer the next year and has served us faithfully and well in that position ever since. It's a very impressive tenure. Hoyt has provided a steady hand as new Board Directors came and went, helping us all navigate the intricacies of planning and managing our operational and reserve budgets and always in a collegial and respectful way. That's no small task given the variations from year to year and the very big projects we have had to plan out over a two-decades long time span. Hoyt is always ready to lend a hand when asked and was especially engaged in our last (2018) reserve study, along with other Board Directors. He continuously evaluated the best ways to care for and invest our reserves, while also helping the board navigate some difficult managerial issues. His

mature judgement and wisdom has always been a huge support. The Board and the Weathersfield Community are deeply in his debt and we wish all the best for his next adventures.

Three board Director positions are expiring this year (Steve Krasnow, Larry Layton and David Spencer) and the board has re-nominated Steve and Larry following very active and engaged tenures. After four years on the board, Dave Spencer will step down and the board has nominated Bob Spillane as a new Board Director candidate. Your AGM package has a bio on Bob and a proxy form. There are also opportunities for nominations from the floor and write-in candidates. Please return the proxy form at the end of this November 5 AGM meeting. If you cannot attend, please give your proxy to a trusted neighbor who can and submit any write-in candidates to the WSG Board box, but only with the agreement of the nominee.

Sincerely,

David Spencer

David Spencer, Weathersfield Service Group (WSG) VI Homeowners Association President

Weathersfield Service Group VI 2023 Annual Meeting
Saturday, November 4, 2023, 2:30pm at the Gathering Place

Agenda

- 2:30 Call to order; Introductions
- 2:40 Committee Reports
- Architecture
 - Building Maintenance
 - Insurance
 - Landscape
 - Utilities
- 3:20 Treasurer's Report
- 2023 Actual vs Budget
 - 2024 Budget and Proposed 2024 Dues
 - Planning a new reserve study to make sure the long-term plan stays on track
- 4:15 Nominations, Candidates' Introductions
- 4:30 Vote for Candidates
- 4:45 Meeting concludes with election results

Architecture Committee 2023 AGM Report

The Architecture Committee encourages upgrades and improvements to our Weathersfield community. Please be aware that any exterior improvements such as gutters, skylights, new decks and deck expansions, screened porches, permanent paths, etc. need approval. An exterior “like-kind”/identical replacement also needs approval because the unit owner will be responsible for the ongoing maintenance according to the covenants. In addition, garage or outdoor EV chargers are required to be permitted by the County and approved by the Architecture Committee. Please always review the covenants before submitting a property modification request. The Committee welcomes all questions or concerns prior to submittal to Mill House Properties.

In the past year, the Committee has approved six deck replacements/upgrades, one gutter installation and one outside vent.

In the past, WSG has been “scrambling” to find siding replacement that is an exact match. Thanks to the diligence of our new owners at 580 Woodbury we now have a Style description and bar code that is a match for our siding. This is critical if any storms, tree damage and the like damage our exterior siding in the future.

I would like to thank my Committee members Bob Spillane, Sheila Creth and Thomas Ruhs for their assistance and expertise this past year.

Building Maintenance Report

Director Larry Layton gave a status report on the recently implemented preventive maintenance program. We have identified contractors specializing in specific repairs, and have been using only them for repairs. Garages are now being totally inspected for problems by Open Door Inc. whenever a work order is implemented. We have proactively inspected over half the garages in the community to date over the past 2 years. Fifty-two (exactly half) of our Porches have now been upgraded for uniformity and quality by Brafford Enterprises. Chief Roofing has been handling almost all roof repairs. We expect to have lower annual repair costs with regard to the Garages and porches. Roofing repairs have been difficult to control due to weather-related incidents.

Weathersfield Service Group VI

The Committee on Communications 2023

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, continues to be a primary duty for all committee members. We welcomed a number of new residents to Weathersfield with a personal visit by a committee member who is also a close neighbor. The new resident is left with a WSG Welcome Packet which contains a welcoming letter from our WSG President, a page outlining “What a New Weathersfield Resident Needs to Know Right Away,” a “Reminder on Key Items within the Weathersfield Covenants,” a guide to the Weathersfield website, the “Maintenance Responsibility Chart,” and a guide to trash and recycling collection. The Welcome Packet is updated as changes are made.

The Committee produces a quarterly one-page, hard copy WSG Reminders bulletin that committee members deliver to each front door. A copy is also posted on our website. The quarterly Reminders tell residents what is scheduled to happen in the next three months and reminds readers of procedures and processes that help life in Weathersfield flow a little smoother for everyone. For example, recent Reminders included information about pets residing in the neighborhood, insurance information, information about the revitalization of the Grove, and reminders about attending the Wednesday night socials at the Grove.

The Communications Committee maintains the official website for the Weathersfield Service Group (WSG), 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, the upcoming Fall Dinner has been promoted on the website. The website also maintains an archive of the Annual General Meeting and Board agendas, official minutes, financial reports, and other WSG documents.

The Communications Committee deputy chair is Jo Bolig and the editor of the WSG Bulletins is Dinah McAllister. Other Committee members are Margaret Norman, Jim McCormick, Barb Sydell, Mariana Fiorentino, Paul Bolig, Steve Krasnow, Linda Grills, Barbara Layton, and Doug McAllister. Thank you all for your great service this year.

Joyce Brennan
Chair, Communications Committee
September 2023

Weathersfield Insurance Committee 2023 Annual Report

Status: September, 2023

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. For further guidance, please refer to the insurance guidance document on the Weathersfield website.

The HOA cost for insurance premiums for the term of April 1, 2023 to March 31, 2024 is \$58,816 vs. a budget of \$65,000 and vs. a cost the previous year of \$52,565. The total premium is made up of the premiums for three separate policies: a property and general liability (P&GL) policy (\$55,572), an umbrella policy, providing additional liability insurance (\$1,500) and a directors and officers policy (D&O - \$1,744). Small additional fees are levied for splitting the largest premium across four payments over the year.

The table below shows how our premiums have moved over the years.

	Year				
	2019	2020	2021	2022	2023
Premium paid	\$51,915	\$52,805	\$49,108	\$52,565	\$58,816

Much of the increase in the current year over last year was caused by a revaluation of the garage reconstruction costs by about 2.7-fold, which had before been significantly underinsured.

We anticipate a substantial further increase in insurance premiums for a new policy starting April 1 2024. This is because the insurance business faced very high costs nationwide this year. Through early August, NOAA estimated that there were 15 weather disasters in the US this year, each causing damage of at least \$1 billion. Examples were California flooding and Northeast winter storms early this year, followed by 13 rounds of thunderstorms and tornados through the Midwest and South. They reckon this tally to be higher than any year on record. It is only reasonable to expect that our next bid will reflect that fact. The insurance committee hopes to keep costs contained to a budget of \$65,000 for the next policy period.

The members of the Weathersfield Insurance Committee are Hope Weber and David Spencer.

Landscape Committee Report

for the

WSG Annual Board Meeting

November 4, 2023

(This report covers December 2022 – December 2023)

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

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

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

For both current, but especially new residents interested in landscape issues, the following documents are 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.

Residents are encouraged to seek additional information on the roles and responsibilities of the Landscape Committee and residents which can be found on the WSG Website where periodic Notices are posted.

For more information please refer to the Weathersfield Service Group's website regarding Landscaping and the other Committees:

- For Landscape documents go to the Documents tab → Guidelines for Homeowners tab → Landscape Management and Landscape Guidelines for Renovations documents.

1. Ruppert Landscape:

- a. Ruppert conducts regular maintenance and related landscape services each Wednesday, weather permitting. The two metal signs "This Week in Weathersfield" are located on the grassy verges along Weathersfield and Swim and Croquet and are used to inform residents of upcoming landscape or non-landscape events. Examples of landscape included maintenance, mulching, and aeration. Non-landscape examples include roof blowing, asphaltting, sewer work.
- b. Over the spring and summer months Ruppert conducted routine maintenance throughout the community. In October/November, Ruppert will revert to its fall schedule.

For more information on Ruppert's contract, please see the "WSG Landscape Management 2021 – 2022" document listed above.

c. Pruning on Common Areas, around garages, and large Holly Trees along entryways was conducted in August 2023. Due to the rapid growth of bushes and shrubs in both Common Areas and on private property, pruning often had to be repeated from Close to Close.

d. Pruning on private property was conducted on September 28 and October 12, 2023.

Note: Pruning on both Common Areas and private property took a good deal of time due to the extreme heat and dry weather during July and August, other weather interruptions, and the rapid growth of plants during the spring and early summer.

e. Resident requests and/or concerns that are received are addressed in coordination with either Ruppert or Davey Tree as soon as possible.

Reminders: Please use brown paper leaf bags for most of the yard debris. Plastic bags will not be picked up. Bags and yard debris should be placed in your Close's designated staging area the night before, or the day of, routine maintenance (i.e., Wednesday).

Please do not park vehicles on the grassy edges along Weathersfield and Swim and Croquet Roads. And notify contractors with trucks and heavy trailers to park elsewhere to avoid damaging the grassy areas.

Special Note: Residents are to be congratulated for continuing to place leaf bags and yard debris in the designated pickup spot in each Close rather than along the roadsides. If you do not know the staging spot in your Close, check with a neighbor as to where to place these items for pickup. Branches and other large yard debris should be bundled and tied, if possible, for easier pickup by Ruppert.

Thank you for helping to keep our community clean and beautiful.

Ruppert Landscape Staff: Bryson Hinton, Area Manager and Tim Lally, Field Manager are the Landscape Committee's points of contact for WSG IV 2. The Landscape Committee remains in close communication with Ruppert's senior leadership, and it's current Field Manager Tim Lally to ensure good communication and continuity of service.

2. Davey Tree Experts:

Davey is responsible for periodic tree work. Each fall a community-wide survey is conducted by the Landscape Committee and Davey Tree to determine what branches and/or trees overhanging houses and garages need attention so as not to cause structural damage. The purpose is to "Prune the trees throughout the community to clear the homes, chimneys, garages, lights and signs as much as appropriate for the respective trees."

Each January Davey does the work based on the survey.

Periodic pruning/removal of branches and/or trees requested by residents was also conducted.

If you are concerned that a tree or branch poses a safety risk to your personal property or garage, notify a Landscape committee member who will assess the risk and, if necessary, take appropriate action.

Davey Tree Expert Staff: Keith Wright, District Manager

Note: It is important to keep in mind that we live in a beautiful but densely wooded community and the Landscape Committee along with Davey Tree takes seriously the safety of our homes and the health of the foliage during normal as well as stormy conditions.

The 2022 tree budget was \$30,000 and the cost for tree work was \$20,650. The 2023 tree budget was \$30,000 yet the cost for tree work, as of September, was \$43,190.00 which exceeded the budget by \$13,190. The cost overrun was primarily due to large trees or branches being felled during stormy weather.

Over the last several years, concerted attention has been focused on the health of our beautiful, wooded areas.

- Trees continue to age.
- Several more trees or large branches have fallen around WSG located on Common Areas or on private homes. These trees, since they were in Common Areas, had not previously been surveyed. They appeared healthy on the inside but were rotten in the core.
- More residents are concerned about tree damage, so it makes sense that more needs to be done each year.

Utilities Report for 2023 Annual Meeting WSG VI

Since 1/1/23, the Utilities committee scheduled the inspection of 46 Sanitary Sewer clean outs, a preventative measure to identify potential problems and to keep them from exacerbating. Of 46 inspected by camera scope 33 were found to be fully functional. 10 of those 46 scheduled for inspection couldn't be located. Bud Matthews Services (plumbing) has been contacted and provided quote to identify clean out locations for those 10 units. Quote is \$300 per unit for a total of \$3,000. This does not include any repairs that may be necessary.

A Unit in the 558 - 563 Close had significantly damaged vertical and horizontal Sanitary Sewer pipe. Ruppert repaired and replaced at \$6,500.

A Unit in the 546 – 551 Close had a sanitary sewer back up requiring inspection and repair. Sanitary sewer line was scoped. Pipe misalignment ~20' from clean out. Additionally, a root ball, (primary back-up cause) found ~38' from clean out. Excavate 8' to 11' deep and approximately 40' linear. Bud Matthews replaced pipe to repair. Cost: \$6,500. Landscape restoration quote from Ruppert ~\$4,800.

Additional activities:

Removal of wire hanging from overhead electrical lines on Village Way.

Chatham Water Utilities added and leveled several cubic yards of topsoil on Village Way to fill depression formed after 2022 Swim and Croquet water main repair.

All 16 path lights in the Weathersfield Grove as well as four spotlights replaced in early 2023. Total cost: \$935.00

Early 2023. Water backing up on the east side of Woodbury above the culvert causing storm water overflow into parking lot for units 570 through 581. Contacted NCDOT to send a crew to inspect. They returned to excavate, remove and replace a crushed portion of culvert. Downhill waterflow force significantly increased by repair, since water is no longer backing up at culvert.

June '23 significant rainfall pushed clay and sand to the drop inlets (Flat Top) on both sides of Woodbury at end of ditches, overwhelming them with debris causing blockage. Ruppert removed debris restoring waterflow access to drop inlets.

August 2023 Contacted the North Carolina Cooperative Extension agency (NCCE) to ask for advice regarding water flow management, particularly on Woodbury's eastern side in order to prevent/reduce drop inlet backups as waterflow now more forceful. Drop inlet blockages will increase in response to increased waterflow (culvert repair).

NC Cooperative Extension (NCCE) recommendations reviewed by Ruppert Landscaping. Ruppert provided proposal for the (NCCE) recommendations for water management (slow the waterflow) on east side of Woodbury. Cost estimate from Ruppert: \$3,324.

In spring of 2024 the utilities committee will be scoping the remaining units in Weathersfield service group 6. Approximately 30 townhomes. Notification will be sent out to the homeowners in advance of the scoping. Getting quotes from several companies.

Topical Questions Answered from WSG VI Treasurer, Dianne Gray, Fall 2023

What do our monthly WSG dues cover?

Home insurance; professional landscaping; dangerous tree and limb removal, care, repair, and replacements as needed for our garages, and home exteriors (pressure washing, termite control, re-roofing, walkways, front porch railings); paving closes; stormwater and sewer services, trash and recycling collection and close electric lighting.

While most of these items are paid out of our *operating budget*, special situations and projected replacement costs like routine re-roofing and re-paving, are paid out of our *reserve fund*.

Why does our operating budget increase every year?

1. The impact of inflation on our service providers results in higher costs for the same services. The current CPI index reported for the southeast US is 4.1%.
2. Built, in the mid-1990s, our homes are now approaching 30 years old. More maintenance is required to maintain our safety, preserve our enviable quality of life, and enhance our property values. This past year has seen unexpected and rising costs for tree removal and trimming, porch repairs, and updating our sewer system.

Why do we need to keep adding to our reserve fund?

When we are planning for expenses that are 10-20-30 years in the future, the Board needs to routinely and independently verify that the projected cost estimates in the reserve plan remain realistic over time. In addition, weather and time create new situations that are not always anticipated.

In 2018 WSG hired an independent contractor to conduct a Reserve Study. The WSG Board used the results to produce a Baseline Reserve Plan projecting out 20 years, to 2038, which is included in this report. Given that this report will be 6 years old, was completed before the current higher inflation rate period, and the wide range of repairs and maintenance of our aging building and facilities, the Board will propose discussion at the AGM of a new independent Reserve Study in 2024.

Specifically, in 2023, reserves were invested in replacing the final set of 12 garage roofs and re-paving, as anticipated. With substantial investment outlays projected soon (2024 paving, 2027 begins the cycle of replacing all roofs), we should expect that reserves will need to be increased to meet the future projected costs. A new comprehensive study will serve to give us awareness and confidence in our projections.

Why are our dues rising by only \$15/month in 2024?

Our operating expenses budget is increasing to cover both expected and potential care and maintenance. These specifically address expenses for tree removal, higher insurance premiums following the revaluation of garage construction costs, sewer system repairs, building maintenance, and stormwater management.

The WSG Covenants allow for an increase in dues of up to \$15/month/unit without the necessity of a vote by the membership at the AGM. The Board has voted to increase our 2024 dues by this amount.

Respectfully yours,
Dianne Gray

WSG Reserve Fund Report and Financial Report for Annual Meeting

November 2023

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 have increased this year so WSG now has four CDs, each for \$70,000. The maturity dates are 11/29/23, 12/29/2023, 4/29/24 and 5/22/24, with interest rates of 4.7%, 4.65%, 4.6% and 4.6%, respectively.
- b. For 2024, \$65,850 is projected to be allocated to the reserve account. This will keep the WSG Reserve on schedule to meet the expenses as projected through 2038.
- c. The reserve account is presently valued at \$299,241, with another \$124,032 in our operating budget checking account for a total of \$423,273. Roofing and paving constitute the primary outlays in the years ahead. Additional reserves will be required and budgeted for porches and railings.

Dianne Gray
WSG Treasurer
Sept. 16, 2023

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.

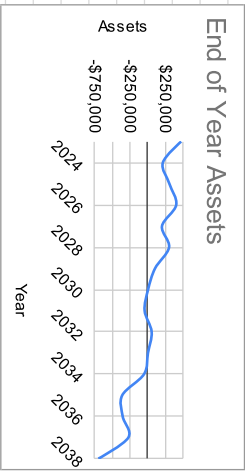
Financial Report

The 2023 budget, with income and expenditures through August of this year, and a 2024 projected budget is provided with this report. The 2023 projected budget includes a \$15/mo dues increase per unit, which is less than an increase that would require a vote of WSG members at the AGM.

Dianne Gray
WSG Treasurer
Sept 18, 2023

2024 Budget (9/16/23)				
	2023 Budget- Actual as of 9/15/23	2023 Budget- full year	2024 Budget- proposed	Budget Difference (2024-2023)
Income				
Late Fee	\$295	\$0	\$0	\$0
NSF Fee	\$35	\$0	\$0	\$0
HOA Assessment	\$300,215	\$449,280	\$468,000	\$18,720
Interest-Money Market / CDs	\$2,346	\$1,500	\$8,000	\$6,500
Total Operating Income	\$302,891	\$450,780	\$476,000	\$25,220
Expense				
Administration				
Admin.Misc.& Bank Fees	\$0	\$500	\$500	\$0
Tax Returns	\$450	\$500	\$500	\$0
Insurance	\$44,613	\$65,000	\$65,000	\$0
Legal	\$0	\$2,000	\$2,000	\$0
Management Contract Fee	\$18,667	\$28,000	\$28,000	\$0
Meetings	\$0	\$200	\$200	\$0
Postage & Printing	\$0	\$900	\$900	\$0
Website	\$395	\$50	\$50	\$0
Reserve Study	\$0	\$0	\$5,000	\$5,000
Total Administration	\$64,125	\$97,150	\$102,150	\$5,000
Grounds				
Grounds-Other	\$3,918	\$27,000	\$27,000	\$0
Landscape Contract	\$52,560	\$78,840	\$80,000	\$1,160
Tree Removal	\$42,150	\$30,000	\$40,000	\$10,000
Total Grounds	\$98,628	\$135,840	\$147,000	\$11,160
Maintenance				
Building Maintenance	\$63,650	\$60,000	\$70,000	\$10,000
Pressure Washing	\$0	\$7,500	\$8,000	\$500
Termite Contract	\$0	\$3,000	\$3,200	\$200
Total Maintenance	\$63,650	\$70,500	\$81,200	\$10,700
Utilities				
Electric	\$2,435	\$4,600	\$4,800	\$200
Sewer Services	\$18,107	\$20,000	\$35,000	\$15,000
Storm Water	\$0	\$7,000	\$8,000	\$1,000
Trash Removal	\$18,304	\$30,000	\$32,000	\$2,000
Total Utilities	\$38,846	\$61,600	\$79,800	\$18,200
Total Operating Expenses	\$265,249	\$365,090	\$410,150	\$45,060
Total Operating Income	\$302,891	\$450,780	\$476,000	\$25,220
Net Income	\$37,642	\$85,690	\$65,850	(\$19,840)

YEAR		previous year total assets i.e. Initial asset value	Operating Income	Operational Expenses	Reserve Expenses	Cash	Reserves	Total Assets	Reserve Expenses Description
2021 (actual)		\$352,783	\$392,396	\$323,326	\$97,184	\$113,292	\$211,377	\$324,689	
2022 (actual)		\$324,689	\$418,900	\$334,400		\$113,400	\$296,900	\$410,000	
Projected Values									
2023		\$410,000	\$450,800	\$365,100	\$21,400	\$100,000	\$374,300	\$474,300	Garage Roofs
2024		\$474,300	\$469,520	\$379,704	\$350,000	\$100,000	\$114,116	\$214,116	Paving
2025		\$214,116	\$488,240	\$394,892		\$100,000	\$207,464	\$307,464	
2026		\$307,464	\$506,960	\$410,688		\$100,000	\$303,736	\$403,736	
2027		\$403,736	\$525,680	\$427,115	\$300,000	\$100,000	\$102,301	\$202,301	Home Roofs
2028		\$202,301	\$544,400	\$444,200		\$100,000	\$202,501	\$302,501	
2029		\$302,501	\$563,120	\$461,968	\$300,000	\$100,000	\$3,653	\$103,653	Home Roofs, Porch & Railings
2030		\$103,653	\$581,840	\$480,447	\$200,000	\$100,000	-\$94,954	\$5,046	Paving
2031		\$5,046	\$600,560	\$499,665	\$150,000	\$100,000	-\$144,059	-\$44,059	Home Roofs
2032		-\$44,059	\$619,280	\$519,651		\$100,000	-\$44,430	\$55,570	
2033		\$55,570	\$638,000	\$540,437	\$150,000	\$100,000	-\$96,867	\$3,133	Home Roofs
2034		\$3,133	\$656,720	\$562,055	\$150,000	\$100,000	-\$152,202	-\$52,202	Paving
2035		-\$52,202	\$675,440	\$584,537	\$400,000	\$100,000	-\$461,298	-\$361,298	Home Roofs
2036		-\$361,298	\$694,160	\$607,918	\$80,000	\$100,000	-\$455,057	-\$355,057	Porch & Railings
2037		-\$355,057	\$712,880	\$632,235		\$100,000	-\$374,412	-\$274,412	
2038		-\$274,412	\$731,600	\$657,524	\$500,000	\$100,000	-\$800,336	-\$700,336	Sliding
	per/home/month								
dues increase	\$15	\$18,720							
	decimal equivalent	multiplier							
inflation	0.04	1.04							



Steve Krasnow Bio

My wife Rose and I moved to Fearington Village from Rockville, MD in June 2019. My career was in commercial real estate where I focused on office, retail and industrial leasing and sales in the greater Washington, DC 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).

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

I also have a passion for learning about economic and financial history.

Larry Layton Bio

My wife Barbara and I retired to Fearington Village in 2004. I worked for DuPont for 35 years as research engineer and research manager with a Bachelors and Masters in Chemical Engineering. Had a 19-year second career as psychotherapist with Masters in Social Work and a clinical license with a private practice in Raleigh, North Carolina. Married with 3 children and 6 grandchildren. Has served on the Weathersfield Board for about 2 years as Vice President and with responsibility for maintenance. Enjoy reading, especially psychology, physics and science-fiction..

Bob Spillane Bio

During my forty year career at IBM, I implemented and managed various technical education programs, conducted software product quality analysis, and ISO9000 audits. These experiences encompassed the key business attributes of project management; while ensuring that the people aspects of leading, moderating, negotiating and team building were properly managed to deliver quality products to market. My expertise can be put to excellent use creating and directing programs; while providing guidance in policy matters and supervision in related endeavors for Weathersfield. I have participated in several Weathersfield projects over the last five years.

I served in the United States Navy, February, 1958 to February, 1961, (Honorably Discharged). Graduated from Curry College, Milton, Ma. 1965. Barbara and I just celebrated our fifty eighth wedding anniversary. We have three daughters.

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, David Spencer, 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 Saturday, November 4, 2023.

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 4, 2023 Annual Meeting or any resumption of the meeting after the adjournment thereafter.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Property Address: _____

Mill House Properties
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Chapel Hill, NC 27514
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