

October 8, 2025

Dear Weathersfield Homeowner:

The Annual General Meeting is scheduled for Saturday, November 8, 2025 at 10am at the Gathering Place. Please join us at 9:30am for coffee and donuts!

The packet you are receiving includes the following:

1. Letter from President Steve Krasnow
2. Agenda
3. Reserve Study Meeting Minutes
4. Reports from Committee Chairs
5. Treasurer's Report
6. Biographies of Board Candidates
7. A proxy if one cannot attend the AGM personally

The newly revised 2025 By Laws make every elected Board member a voting Director.

John Bailey and Rebecca Newton will remain as Directors. Ernie's term is expiring so he needs to run again for a second two year term. Maria Tanner and Dan Thomas are running to be elected as Directors. Craig Barker, Jim Buie and Cheri DeRosia are also on the ballot as Director candidates. Bios for each candidate are included in the information below. **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

Introduction from the President for the Annual General Meeting (AGM)

WSG Board Mission Statement: “Proactive Safety, Aesthetics and Sustainability”

In an effort to familiarize you with the work done by the Board on behalf of the Weatherfield community in 2025, the committee reports included in this packet will highlight projects that have been undertaken to strengthen our community’s procedures and infrastructure as it (along with us) continues to age. We ask you to read these documents before the meeting.

Some of the projects undertaken this year included:

- Revised the bylaws, which were then approved in a special meeting.
- Completed a new reserve study and presented it to owners.
- Continued landscaping and forestry enhancement projects.
- Continued to develop preventive maintenance programs with our preferred contractors that reflect the Board’s mission statement while enhancing the bottom line.
- Extended our contract with Mill House Property Management for an additional two years through 2027.
- Set up a new protocol for future Insurance claims.
- Reinforced the WSG Board’s commitment to Robert’s Rules of Order.
- Performed the first audit since 12/31/2017.
- Despite an over 40% increase in our commercial liability insurance, the Board still anticipates that we will reach our budget goals.
- In accordance with our reserve analysis, replaced the roofs on six units and milled and repaved the entrances and parking areas of three, twelve-unit, closes. These projects were completed on budget.

As our community moves forward, so does the Board. WSG has an outstanding group of residents who have stepped up to serve as new Board members. The Board also wants to thank the long-term service of the Board members who are stepping down. Bob Spillane served as Vice President and Director of Architectural Control. He also spearheaded the new bylaws, created the handicap ramp guidelines, and always prioritized the safety of our owners. Joyce Brennan’s efforts as Chair of WSG Communications will be sorely missed. Joyce was continuously seeking to keep WSG’s owners informed via the bulletins, upgrades to our website, and updates to other documents, such as the Quick Reference Manual.

To all our new unit owners, Weathersfield welcomes you! Weathersfield is a special community that is uniquely designed to promote friendship and neighborliness. Building upon the best efforts of our current and previous Boards, Weathersfield continues to move

proactively forward. On behalf of the Board and myself, thank you for all your contributions to our wonderful community.

Sincerely,

Steve

Steve Krasnow
Board President
Weathersfield Service Group VI Inc.

PLEASE NOTE: If you are unable to attend the Weathersfield 2025 Annual General Meeting, please assign your proxy (included in this package) to Steve Krasnow, Board President, or to another owner/member who will be attending the annual meeting. These may be placed in the WSG Board Box at the mail kiosk. Thank you.

Weathersfield Service Group VI
Annual General Meeting
Saturday, November 8, 2025
10:00 a.m. at the Gathering Place

AGENDA

Coffee and Donuts, provided by Mill House Properties, beginning at 9:30 a.m.

1. Call to Order; Establish Quorum; Introductions 10:00 a.m.
 2. President's Remarks 10:10
 3. Committee Report Highlights followed by questions 10:15
 - Architectural Control
 - Buildings and Maintenance
 - Communications
 - Insurance
 - Landscaping
 - Utilities
- ** PLEASE READ THE COMMITTEE REPORTS PRIOR TO THE MEETING
4. Treasurer's Report 11:00
 - 2025 YTD Actual vs. Budgeted
 - 2026 Proposed Dues Increase
 - Audit
 5. Reserve Study Recap 11:15
 6. Election 11:25
 - Introduction of Candidates
 - Nominations from the Floor
 - Voting
 7. Adjournment of Meeting 11:45 a.m.

**Weathersfield Service Group
Reserve Study Committee's Presentation – Minutes
September 8, 2025
The Gathering Place**

President Steve Krasnow called to order the Reserve Study Committee's Presentation at 1:05 p.m. Directors Bob Spillane, Ernie Clarke, and Rebecca Newton attended the meeting. Communications Chair Joyce Brennan, Secretary Maria Tanner, Mill House Properties (MHP) Director of HOA Operations, Michelle Johnson, and Reserve Study Committee members John Tyrrell and Dave Spencer were also in attendance. Including homeowners present, there were twenty-one (21) people in attendance.

President Krasnow opened the meeting by introducing the members of the Reserve Committee: John Tyrrel, Dave Spencer, Rose Krasnow, Karen La Combe, Rebecca Newton, and Steve Krasnow. Assisting the Committee were Ernie Clark and Michelle Johnson. He especially thanked John Tyrrell and Dave Spencer for the outstanding job they have done in crunching numbers and making projections for the Reserve Study. The importance of the Reserve Study Report is that it addresses our need to keep Weathersfield safe, fresh, and upgraded with improvements to the infrastructure so that we can maintain home values and offset the new competition around us.

Board President Krasnow outlined four key points regarding the Power Point Presentation:

- The numbers presented are real-time numbers.
- The Committee reviewed multiple scenarios until a unanimous consensus was reached.
- The Committee's own Excel spreadsheet, which is in the format of the Reserve Advisors' original site, features calculations that can be revised, updated, and reviewed for the future.
- A template has now been established that details whether Weathersfield HOA dues are keeping up with the minimum plan infrastructure needs or improvements. The Committee will need to strongly consider raising the dues above the WSG inflation rate mandated by the Covenants if the template estimates are not achieved.

WSG Reserve Study Power Point Presentation. "Working to Ensure the Future of Our Community"

A Reserve Analysis calculates funds required for capital repair, replacement, or unanticipated, unbudgeted maintenance of common property over time. The purpose of the Reserve Analysis is to ensure that HOAs maintain sufficient funds to cover these future expenses without imposing sudden large fees on members.

Highlights:

1. Purpose of and history of WSG Reserve studies
2. Common area capital spending components review including large-scale replacements/improvements not covered in the regular operational budget.
3. Past capital expense plans vs. WSG's newly revised capital expense plan
4. Reasons for and consequences of HOA dues increases in accordance with WSG Covenants.

*The WSG Reserve Study Power Point Presentation will be made available on the Weathersfield Service Group Website by Communications Chair Joyce Brennan.

Following the presentation, there was a general discussion, including suggestions and questions. Jo Bolig suggested that a fact sheet be prepared by the Reserve Study Committee to inform

homeowners of the reason for any future increase in HOA dues over and beyond that called for in the WSG Covenants.

Following the Reserve Study Presentation, Destin Barnes of Chief Roofing fielded questions from the floor regarding roof warranties and skylight replacement. Chief Roofing offers extended warranties over and above what manufacturers provide, with the caveat that the entire structure must be replaced, including owner added structures, such as a screened porch. They highly recommend that all skylights be replaced when the whole roof is replaced.

President Krasnow adjourned the meeting at 2:34 p.m.

Respectfully submitted,

Maria Tanner
Secretary
September 11, 2025

Weathersfield Maintenance Annual Report

November 8, 2025

Ernie Clarke, Director of Maintenance

Introduction - Maintenance areas include paving, roofing, siding, and external structures original to the dwelling as delineated in the covenants. Mill House Properties implements Work Orders to complete required tasks under my direction and that of my committeeman, Jim McCormick. Major infrastructure tasks are paid out of our Reserve Funds and day-to-day tasks are paid out of our Operating Budget.

2025 Operations

Major Maintenance Tasks

Roofing - This year we replaced the roofs of 6 units at 520-523 Swim & Croquet and 554-555 Weathersfield for \$72,525. Four of these roofs had been replaced longest ago and warranted complete replacement. The other 2 had multiple repairs in the last 5 years and had become impractical to repair.

Paving - Likewise, we repaved 3 closes at 558-569 Weathersfield, 508-519 Swim & Croquet, and 570-581 Woodbury which has similarly become a maintenance burden and were longest standing of those in Weathersfield. The work was performed with excellence by Raleigh Paving Company for a total of \$102,954.

Day-to-Day Operating Tasks - We utilize 4 preferred contractors for the day-to-day maintenance of Weathersfield property:

JCnJC Home Improvement - Juan Carlos Mejia

Chief Roofing - Destin Barnes

Brafford Renovations - Tony Brafford

Open Door Policy - Sean Mosher

Chief and Open Door are specialists in roofing and garage doors, respectively, while Juan Carlos and Tony Brafford are general-purpose artisans that can do painting, siding/roofing repair, carpentry, and basic electrical repairs. These contractors have been responsive to our needs in a timely manner with excellent results for a reasonable cost.

Actual Versus Budgets - The major tasks above were scheduled in accordance with our planned reserve expenditures on the most urgent tasks. The day-to-day operations were budgeted at \$78,500 and have amounted to \$31,780 through August. We expect to end the year well within our budget.

Annual Utilities Report

September 2025

Utilities Committee: Dan Thomas

Sanitary Sewer- Continued working relationship with Out the Door Plumbing to proactively address any projects in order to avoid potential problems and even greater expense in an emergency situation Each sewer backup is estimated to cost \$15,000 per event to correct. A new two year cycle emphasizing preventative maintenance will begin in 2026.

Storm Water Drainage, Electric and Trash Removal – No significant issues to report.

Weathersfield Service Group VI
2025 Annual General Meeting
Insurance Report

2025 Claim Activity

To date, there have been no 2025 claims.

Claims Protocol for the Future

In April, 2024, a tree fell on two units in Weathersfield, causing almost \$50,000 in damages. We found the process of filing the necessary paperwork with insurance and getting the insurance company to address the damage in a timely manner quite cumbersome and extremely stressful. As a result, the WSG Board adopted a PROACTIVE approach to deal with future claims events.

- Select an Ombudsman/General Contractor (OGC) who already has a Certificate of Insurance on file with Mill House Properties who will independently assess the damage done. This assessment will be different than that done by the insurance adjustor.
- Once the damage assessment has been completed by our OGC, Mill House and/or the Board will inform the owners that they will need to pay the required deductible. Hopefully, this deductible will be substantially covered by the unit owner's insurance policy.
- Concurrently, WSC will have the OGC assist in selecting repair contractors and sub-contractors, putting together a schedule of work, and overseeing and inspecting that work.
- The negotiated cost of the OGC will be placed under the insurance budget.

The above protocol has been endorsed by our current Insurance Agency, Mill House Properties and the WSG Board. I cannot emphasize enough that having a process in place to use an OGC will be of tremendous benefit in the event of a major storm event. We believe it will save us both time and money, while ensuring that all damages are addressed in a timely manner.

Insurance Rates and Costs

The Harford Insurance premium for our 2024 Commercial Liability Insurance was \$64,289. Our renewal premium for 2025, which was approved by the WSG Board, cost \$90,524, or an increase of just over 40%. Our insurance agency estimates a ten percent increase for 2026. In addition, we still carry Directors and Officers Insurance and an umbrella policy.

Insurance Deductible

Your Board's insurance committee asks that you reread a memo that was written by our current insurance agency (Seagroves Insurance) and can be found on our website. It describes and outlines each owner's responsibilities with respect to WSG's \$10,000 deductible which should be included in each owner's personal homeowner's insurance coverage. The annual cost to the homeowner to cover this deductible is negligible, but, in the event of a major claim, it will keep the homeowner from having to pay the entire deductible out of pocket. It is important to consult with your insurance agent if you have any questions.

Respectfully submitted:

Steve Krasnow

WSG Insurance Chair

WSG Board President

Architectural Report 09/15/2025

Architectural Approvals / Reviews

- **Walk about survey from front walk to back steps.**
- **Reviewed and rejected 515 request for outside chair lift installation.**
- **Reviews and approvals year to date**

The screenshot displays the AppFolio web application interface. The browser address bar shows the URL: millhousehoa.appfolio.com/hoa/architectural_reviews?filters%5Bfrom_date%5D=12%2F01%2F2024&filters%5Boccupancy_id%5D=&filters... The application header includes a search bar, navigation links for 'Add Functionality', 'Help & Training', and 'Management Mill House Prope...'. A left sidebar contains navigation options: Dashboard, Calendar, Associations, People, Accounting, Maintenance, Reporting, Reports, and Scheduled Reports. The main content area features a table with the following data:

Received	Association	Unit	Homeowner	Description	Status
07/15/2025	Weathersfield Service Group VI, Inc.	587 Woodbury	Nancy Schmitz	Deck convert to Screened ...	Approved
06/27/2025	Weathersfield Service Group VI, Inc.	576 Woodbury	Rebecca Newton	Adding an EV charger for ...	Received
06/26/2025	Weathersfield Service Group VI, Inc.	525 Weathersfield	Barbara Benjamin	install ramp	Approved
06/24/2025	Weathersfield Service Group VI, Inc.	547 Weathersfield	Ava Krier	Gutters were on property ...	Approved
05/06/2025	Weathersfield Service Group VI, Inc.	592 Woodbury	Robert Sydell	ramp	Approved
04/01/2025	Weathersfield Service Group VI, Inc.	537 Weathersfield	Maria Tanner	Landscape plan, all soft ...	Received
01/28/2025	Weathersfield Service Group VI, Inc.	508 Swim & Croquet	Daniel Thomas (Son)	Deck	Approved
01/02/2025	Weathersfield Service Group VI, Inc.	596D Weathersfield	Douglas McAllister	Ramp	Received
12/16/2024	Weathersfield Service Group VI, Inc.	558 Weathersfield	Betsy Hayes	gravel walkway	Approved

Below the table, it indicates 'Displaying: 1-9 of 9'. At the bottom of the interface, there are links for 'Privacy', 'Help & Training', and 'Make a Suggestion'.

Survey to establish ease of movement from the back steps to the front walk.

- **OK: Able to move freely from front to back.**
- **Clean up: Ground clean up to move freely from front to back.**
- **Difficult: Extensive ground work to move freely from front to back**

HOUSE #	WALK-AC	AC-BACK
508	OK	OK
509	OK	OK
510	OK	OK
511	OK	OK
512	OK	OK
513	OK	OK
514	OK	CLEAN UP
515	OK	OK
516	OK	OK
517	OK	OK
518	OK	OK
519	OK	OK
520	OK	OK
521	OK	OK
522	OK	OK
523	OK	OK
524	OK	OK
525	BUSHES	CLEAN UP
526	OK	DRAIN IN PATH
527	OK	OK
528	OK	OK
529	OK	OK
530	OK	OK
531	OK	DIFFICULT
532	OK	CLEAN UP
533	OK	DIFFICULT
534	OK	CLEAN UP
535	OK	OK
536	OK	OK
537	OK	OK
538	ROCK DRAIN	DIFFICULT
539	OK	OK
540	OK	OK
541	OK	OK
542	OK	OK
543	BUSHES	DIFFICULT
544	ROOTS	OK
545	BUSHES	DIFFICULT
546	OK	OK
547	OK	OK
548	ROOTS	OK
549	OK	OK
550	OK	OK
551	OK	OK
552	DRAIN	OK
553	BUSHES	CLEAN UP
554	OK	OK
555	OK	OK
556	OK	ROOTS
557	OK	OK
558	FLOWERS	OVERGROWN
559	OK	OK
560	OK	OK
561	OK	OK
562	OK	OK
563	OK	OK
564	TREE BRANCHES	OK
565	OK	CLEAN UP

565	OK	CLEAN UP
566	OK	CLEAN UP
567	OK	OK
568	OK	CLEAN UP
569	OK	OK
570	OK	OK
571	OK	CLEAN UP
572	OK	OK
573	OK	OK
574	OK	OK
575	OK	OK
576	OK	OK
577	OK	OK
578	OK	OK
579	OK	OK
580	OK	CLEAN UP
581	OK	OK
582	OK	BUSHES
583	OK	OK
584	OK	OK
585	OK	OK
586	CLEAN UP	CLEAN UP
587	OK	OK
588	OK	OK
589	BUSHES	BUSHES
590	OK	OK
591	OK	CLEAN UP
592	OK	OK
593	OK	OK
594A	TREE @ RAMP	OK
594B	OK	OK
594C	OK	OK
594D	OK	CLEAN UP
594E	OK	OK
594F	OK	OK
594F	OK	OK
595A	OK	BUSHES
595B	OK	OK
595C	OK	OK
595D	OK	OK
595E	OK	OK
595F	OK	DRAIN IN PATH
596A	OK	OK
596B	OK	OK
596C	OK	OK
509D	OK	OK
596E	OK	OK
596F	OK	OK

WSG-VI Treasurer's Report 2025 AGM

Current WSG-VI balance as of (date):

Pinnacle operational account –

Raymond James Reserve account –

Expected Reserve contribution as of Dec 31, 2025 - **\$84,396.00**

Total (expected) income 2025 =

Reserve Expenditures 2025

Roof Replacement - \$72,525.00

Paving - \$102,953.95

2025 RESERVE PROJECTS TOTAL – \$175,478.95

WSG-VI Audit Complete

WSG-VI had not had an audit since 2017. Going forward, we recommend formal audits every 5 years.

Findings:

2026 Budget

2026 BUDGET submitted and accepted by the WSG-VI Board of Directors.

HOA Dues Increase 2026

The WSG-VI dues increase for 2026 will be \$10.00 per month or \$397.00 per month, beginning January 1st, 2026, as per our By-Laws.

Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
HOA Operating Account	133,293.35
WSG - Raymond James	333,994.89
Total Cash	467,288.24
TOTAL ASSETS	467,288.24
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Reserve Equity	184,334.79
Calculated Retained Earnings	-58,415.76
Calculated Prior Years Retained Earnings	341,369.21
Total Capital	467,288.24
TOTAL LIABILITIES & CAPITAL	467,288.24

Annual Budget - Comparative

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

As of: Aug 2025

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
Late Fee	40.00	0.00	40.00	772.00	0.00	772.00	0.00
HOA Assessment	38,521.00	40,248.00	-1,727.00	316,527.00	321,984.00	-5,457.00	482,976.00
Prepaid HOA Assessments	-2,317.00	0.00	-2,317.00	1,434.00	0.00	1,434.00	0.00
Interest-Money Market/CDS	1,562.64	833.33	729.31	9,474.13	6,666.68	2,807.45	10,000.00
Total Operating Income	37,806.64	41,081.33	-3,274.69	328,207.13	328,650.68	-443.55	492,976.00
Expense							
Administration							
Admin Misc. & Bank Fees	0.00	41.67	41.67	17.07	333.36	316.29	500.00
Audit	0.00	208.33	208.33	0.00	1,666.68	1,666.68	2,500.00
Tax Returns	0.00	41.67	41.67	2,334.71	333.36	-2,001.35	500.00
Insurance	0.00	6,666.67	6,666.67	72,802.75	53,333.36	-19,469.39	80,000.00
Legal	0.00	166.67	166.67	2,227.00	1,333.36	-893.64	2,000.00
Management Contract Fee	2,500.00	2,500.00	0.00	20,000.00	20,000.00	0.00	30,000.00
Postage and Printing	0.00	75.00	75.00	1,864.93	600.00	-1,264.93	900.00
Website	0.00	3.00	3.00	36.17	24.00	-12.17	36.00
Total Administration	2,500.00	9,703.01	7,203.01	99,282.63	77,624.12	-21,658.51	116,436.00
Grounds							
Grounds- Other	400.00	1,666.67	1,266.67	3,377.53	13,333.36	9,955.83	20,000.00
Landscape Contract	6,767.00	6,767.00	0.00	40,602.00	54,136.00	13,534.00	81,204.00
Tree Removal	9,340.00	2,916.67	-6,423.33	11,780.00	23,333.36	11,553.36	35,000.00
Total Grounds	16,507.00	11,350.34	-5,156.66	55,759.53	90,802.72	35,043.19	136,204.00
Maintenance							
Building Maintenance	10,108.96	6,250.00	-3,858.96	30,494.69	50,000.00	19,505.31	75,000.00
Common Area- Maintenance	374.50	0.00	-374.50	374.50	0.00	-374.50	0.00
Garage Maintenance	0.00	0.00	0.00	405.00	0.00	-405.00	0.00
Pest Control/Termite Cont	0.00	0.00	0.00	505.43	0.00	-505.43	0.00
Termite Contract	0.00	291.67	291.67	0.00	2,333.36	2,333.36	3,500.00
Total Maintenance	10,483.46	6,541.67	-3,941.79	31,779.62	52,333.36	20,553.74	78,500.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Utilities							
Electric	353.76	400.00	46.24	2,834.76	3,200.00	365.24	4,800.00
Sewer Repairs	133.75	2,916.67	2,782.92	1,519.40	23,333.36	21,813.96	35,000.00
Storm Water	0.00	416.67	416.67	0.00	3,333.36	3,333.36	5,000.00
Trash Removal	2,496.00	2,720.00	224.00	19,968.00	21,760.00	1,792.00	32,640.00
Total Utilities	2,983.51	6,453.34	3,469.83	24,322.16	51,626.72	27,304.56	77,440.00
Capital Projects							
Reserves- Roof Replacement	0.00	0.00	0.00	72,525.00	0.00	-72,525.00	0.00
Reserves- Paving Project	102,953.95	0.00	-102,953.95	102,953.95	0.00	-102,953.95	0.00
Total Capital Projects	102,953.95	0.00	-102,953.95	175,478.95	0.00	-175,478.95	0.00
Total Operating Expense	135,427.92	34,048.36	-101,379.56	386,622.89	272,386.92	-114,235.97	408,580.00
Total Operating Income	37,806.64	41,081.33	-3,274.69	328,207.13	328,650.68	-443.55	492,976.00
Total Operating Expense	135,427.92	34,048.36	-101,379.56	386,622.89	272,386.92	-114,235.97	408,580.00
NOI - Net Operating Income	-97,621.28	7,032.97	-104,654.25	-58,415.76	56,263.76	-114,679.52	84,396.00
Total Income	37,806.64	41,081.33	-3,274.69	328,207.13	328,650.68	-443.55	492,976.00
Total Expense	135,427.92	34,048.36	-101,379.56	386,622.89	272,386.92	-114,235.97	408,580.00
Net Income	-97,621.28	7,032.97	-104,654.25	-58,415.76	56,263.76	-114,679.52	84,396.00

Annual Landscape Report for Weathersfield Service Group Farrington Village, Pittsboro NC

January-February 2025

- Davey Tree did a round of tree work, eliminating weed trees and several trees and branches that were hazards to persons or property.
- Pruning took place starting with the common areas and moving to private property. Residents were advised to tie red tape around their porch post if they do not want Ruppert to prune their property.
- A resident requested to mark some plants for pruning and others not. After talking with Ruppert I denied the request out of concern that it would be too much to ask the crew to differentiate among the more than two thousand shrubs on private property in Weathersfield. We need to consider this issue and if necessary revise our opt-out process.
- There were a number of reports of dead trees close to homes and trees overgrowing roofs. Normally tree work is done in the fall, but since storms are frequent in the summer the board agreed that it made sense to do tree work earlier in the season.
- Several residents have installed sod on their properties and do not wish Ruppert to mow those areas. I authorized two residents to place small, low, "Do Not Mow" signs in their sod plots. We have a rule against signs, but we do need to protect sod installations by residents who are mowing their own grass or using private landscapers. One resident is using decorative wickets (from Lowes) to mark her property. We'll see how it goes.
- We have entered an era of increased resident involvement in landscaping. It's good that residents care about their properties, but offering the choice introduces a number of problems. One need to streamline the signaling system that allows Ruppert to know where and when not to work. Another is how to maintain not only a high level of care, but also consistency in landscape design. The guidelines are spelled out of course, but there needs to be oversight to ensure that all properties meet Weathersfield standards and specifications.
- Ruppert brought in additional workers in April to help get caught up after extended wet weather during their busiest season. This was necessary because the crew was working at an unsustainable pace. We have an excellent

manager, an experienced, capable crew leader, and an experienced crew, some of whom have worked here for a number of years. It is important to ensure not only that we get good service but that our workers have good and sustainable working conditions.

- Weed spraying is a focus of concern in Weathersfield. It is not practical to use the opt-out system for weed control because timing of application has to be fine tuned and thus is not predictable. Hand weeding could add as much as \$20,000 to landscaping costs, and I suspect an additional problem is that it would be hard to find labor for this work. Ruppert guarantees that it uses safe, up-to-date methods of weed control. I will work with Ruppert to ensure that residents are notified when and where spraying takes place

March-April 2025

- Mulching was completed. Six residents chose to opt out. General consensus was the workers did a good job and enough mulch was applied.
- As noted above there are problems with using red tape for opt outs. It is cumbersome and unsightly. The approach is particularly unsuitable for spray since spraying mostly takes place on common land and recurs as needed when conditions demand. I consulted with the worker who does our spraying and he showed me the no-spray list on his phone and assured me that the list was sufficient and he would follow it. One approach to weed spray notification is for workers to place flags at the entrances to closes when they are spraying and leave them in place for 48 hours. I have consulted with Ruppert on materials use and believe our current procedure is compliant. This matter will continue to be a source of concern and thus subjected to ongoing review. Another approach is to use more mulch, since heavier mulching significantly reduces weed growth as well as having benefits for soil health. I will discuss this approach with the Ruppert supervisor.
- March/April is a season for projects on the part of residents. Six projects have been completed and eight more are in progress. Some of these have been funded by residents. Others will involve cost sharing between residents and WSG landscaping. Landscaping money generally comes in play when some problem or deficit is being remedied.
- Keith Wright has moved on and we have a new contact at Davey Tree. Joe Joyner is a licensed arborist and did an excellent job marking trees for removal.
- A drain pipe that was damaged by the mulchers was replaced. A fence was also damaged by the mulchers and was replaced by Ruppert.

May-June 2025

- Will Mann was appointed as a member of the Landscape Committee. Will is former president of the PGA.
- Pruning was severely delayed this spring due to weather. There was also a lot of clean-up to do. I will be in communication with the Ruppert manager as we work to get things caught up.
- With regard to Davey Tree, there was a lot of tree work to be done. Trees reported by residents were added to a list for Davey Tree. Our new Davey representative, Joe Joyner, did an assessment of our tree situation and divided the trees in his report into three groups: trees to be removed immediately; trees with branches overhanging residences or otherwise deemed as at risk of causing fire, roof damage, or storm-related damage; other trees that are in poor health or otherwise a problem. We have spread this work out, addressing immediate problems first, then doing other work later in the year.

July-August 2025

- Due to extreme wet weather it took six weeks to complete spring pruning.
- Davey Tree did a round of tree work focusing on dead and compromised trees that were unsightly and or at risk of falling and damaging residents or other structures.
- Summer work has consisted primarily of mowing, edging, and cleanup.
- A resident was reimbursed for drain covers. I will inspect these drain covers to see if they might be useful in other locations.

September-December 2025 Projected

- A second round of tree work is planned in September focusing on branches that overhang roofs or are in contact with walls of homes or other structures. I will submit this proposal to the board as soon as I have an estimate from Davey.
- As of August 30 there were fifteen current requests for landscape corrections or enhancements. These will need to be funded for the most part by the WSG landscape budgets "other" category since they involve defects in existing landscaping. Some of these will be handled by Davey

Tree as described above. I have submitted the rest of the requests to Ruppert.

- The procedure for fall pruning needs to be streamlined. I will be consulting with board members and other residents on this matter prior to making any changes.
- We have discovered that some of our crepe myrtles have an infestation of tiny insects that cause the trees to drip sap. This causes the trees to lose nutrients, compromising their health. I am currently working with the Davey Tree manager on this problem. He is a trained, certified arborist with extensive knowledge of how to treat tree diseases safely and effectively. We will keep residents informed of progress on this problem.

Respectfully submitted,

A handwritten signature in black ink that reads "John R. Bailey". The signature is written in a cursive style and ends with a long horizontal line.

John Bailey, Landscape Director
Weathersfield Service Group
September 22, 2025

Weathersfield Service Group VI

The Committee on Communications 2025

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 welcome 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 “Quick Reference Manual,” a guide to the Weathersfield website, the “Maintenance Responsibility Chart,” the “Landscaping Guidelines,” 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.

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. Around holidays, check the website about trash pick-up and recycling. 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 vice chair is Jo Bolig, Web editor is Paul Bolig, and the editor of the WSG Bulletins is Holly Bailey. Committee members who deliver communications and greet new residents are: Jo Bolig, Margaret Normann,

Jim McCormick, Barb Sydell, Mariana Fiorentino, Maggie Gaudet, Barbara Layton, and Doug McAllister. Thank you all for your great service this year.

Joyce Brennan
Chair, Communications Committee
September 2025

WSG VI Board Candidates

Cheri DeRosia has been a Weathersfield resident since 2018. A native of Michigan, she moved to the Triangle in the mid-nineties. She worked as a commercial real estate appraiser for two decades, and since fully retiring last year has spent time volunteering and traveling. Cheri and her husband David Brown are very proud to have been founding members of Fearrington Composts!, the group that brought food waste composting to Fearrington Village. Cheri and David live at 561 with their two pampered cats.

- **Jim Buie** is a native of Scotland County, NC, and a graduate of UNC-Chapel Hill, majoring in Journalism and Political Science. He has a master's degree in Journalism and Public Affairs from American University in Washington, DC. He was a reporter for newspapers in Fayetteville, Durham, and Raleigh; a writer and editor for various trade and advocacy publications, as well as a senior account executive for a public relations firm in the Washington, DC metro area. He and Lucia bought their townhome in

Ferrington in 2006 and lived here until 2009. They then moved overseas to teach in Turkey and the United Arab Emirates for nearly nine years. They returned to Ferrington in 2020. Jim teaches communication courses remotely through Augusta University in Georgia and publishes a Substack e-newsletter, jimbuie.substack.com. Lucia is retired ESL teacher. Their son Alex, who lives with them, is a pastry chef at Galloway Ridge.

• **Craig H. Barker** Jan and I were drawn to Ferrington by the beauty of the trees, fields and preserved spaces ... as well as Ferrington Cares, McIntyres's and the Inn. What most surprised us was the community we found here and the welcome we've received. We've been helped, informed, invited into homes and fed. We've made friends. I have many years of experience as a business owner, management consultant, CPA, mortgage banker and tax preparer. More recently, I started a business to continue helping others, which is my true passion. We are proud grandparents of 4 (with # 5 on the way!). We've developed a real love of our community and appreciate the care and efforts made by our neighbors to keep it so special. Serving the WSG is an opportunity to contribute to that effort. I look forward to working with others here to further support our homes

and our community.

Maria Tanner earned a B.S. in Sociology, a second major in Spanish, and a teaching certification at UNC-Greensboro. She later earned her National Board Certification in Education and a Masters in Literacy from UNC-Chapel Hill. Maria worked for Chatham County Schools for 27 years as a Spanish and an ESL teacher, teaching students of almost all grade levels. She was Secretary, Vice-President, and President of the Chatham County Association of Educators, a local chapter of the NC Association of Educators and the NEA. Maria moved to Fearington Village in 2020. She is retired and is an avid pickleball player.

Daniel F Thomas (Dan) is a North Carolina Native and UNC alumni. He is retired from marketing and sales in the chemical industry. He has two children and three granddaughters (soon to be 4). He is a member of the congregation at Duke Chapel and is serving as the Finance Chair. His favorite pastimes are fitness, travel, hiking, UNC basketball and a well made gin & tonic. He inherited his mother's Fearington Village home and moved in earlier this year.

Ernest (Ernie) Clarke and his wife, Carolyn, have lived in FV for 6 years at 578 Woodbury - first as renters and now as owners for the past 2 years. They lived in St. Louis,

MO, for 53 years prior to that where Ernie worked for McDonnell Douglas in the space program for 24 years then for Ultradata Systems for 15 years - a small engineering company he and 3 McDonnell colleagues founded for commercial and government contract work. The Clarke's have 3 children and 7 grandchildren. Their elder son, Preston, lives in Chapel Hill with his wife, 2 teenage daughters, and father-in-law. He and his business partner founded and operate Notasium, LLC - a music-oriented playspace and music school for lessons in a wide variety of instruments and voice. They operate two locations - Durham and Cary.

WEATHERSFIELD HOMEOWNERS ASSOCIATION, INC.

**PROXY
ANNUAL GENERAL MEETING, NOVEMBER 8, 2025**

I/We, _____, the recorded owner(s) of _____ (address) in Weathersfield Homeowners Association, Inc., do hereby constitutes and appoints as proxy with full power of substitution to act and vote for and on behalf of the undersigned at the November 8, 2025 Annual General Meeting of members of the Association, or any later meeting called to consider the proposed adoption of amended and restated Bylaws for Weathersfield Homeowners Association, Inc. , (name of assignee) _____ (if blank, appointment is to the President of the Association or their designee in the event of incapacity or absence from the aforesaid Meeting).

This proxy will be revoked if I/we decide to attend the meeting in person, or by written notice delivered to the Association, and will automatically cease eleven (11) months after the date of this proxy.

Please submit any proxies by hand delivery to any Board member or by email or mail delivery to the Association’s manager so that it is received no later than November 6, 2025. You may submit the proxy by email to hoa@millhouseproperties.com or mailing it to Mill House Properties at c/o Weathersfield at 1720 East Franklin Street Chapel Hill, NC 27514 or drop it off at the Weathersfield mail slot at the kiosk.

Signature

Date

Signature

Date

If your lot is owned by an entity such as a corporation or trust, please list the name of the entity here and your role with the entity: _____

Return Proxy to:
hoa@millhouseproperties.com

Or

Mail to:
Mill House Properties
c/o Weathersfield
1720 East Franklin St.
Chapel Hill, NC 27514

Or

Drop it off at the Weathersfield mail slot at the kiosk.