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Chapel Hill, NC 27514
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www.millhouseproperties.com

October 7, 2026

Dear Weathersfield Homeowner:

The Annual General Meeting is scheduled for Saturday, November 7, 2026 at 10am at the Gathering Place. The packet you are receiving includes the following:

1. Letter from President
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

The board can have up to 9 directors. Craig Barker, Jim Buie, Ernie Clarke, Cheri DeRosia and Maria Tanner will remain as directors. John Bailey will run for a second two year term. Rebecca Newton and Dan Thomas have decided to step off of the board due to time constraints. Bob Maestro is running for the board. 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”

To familiarize you with the work completed by the WSG-VI Board in 2026, the committee reports included in this packet will highlight projects that have been undertaken to strengthen our community’s infrastructure and integrity as we and our community continue to age. We ask you to read these documents before the meeting.

The major projects undertaken this year include:

- We paved the 594,595,596,540-545 and 530-539 Closes in 2026.
- Roofs have been replaced on six units 530-535.
- Extensive drainage issues have been addressed throughout the Weathersfield Community
- The Crepe Myrtle infestation has been and continues to be addressed
- Continued yearly landscaping and forestry enhancement projects
- Architectural guidelines were updated and created for decks and enclosed decks
- Power washing was prohibited by the drought, but we hope to have it done by the AGM in November

As our community changes and grows, so does the Board of Directors. WSG has an outstanding group of residents who stepped up to serve as new Board members in 2026 as well as members who continued from 2025 (and 2024!). The Board wants to recognize **Dan Thomas**, who is not continuing in 2027 but took on the massive drainage and utilities project in 2026.

As President, I’d like to also recognize each Board member. It has been a non-taxing pleasure for me to work alongside each of the WSG-VI Board members this year. Though I was reluctant to take on the role as President, I knew Steve Krasnow had done the heavy lifting in 2024 and 2025. I also know where he lives, so there was no place to hide.

Working with this group of Board members was such a nice experience. They did what they signed up to do and worked diligently and professionally. They each bring creative solutions to the table every month. They do their homework and research problems or potential problems. They make sure we spend as little as possible while also preventing larger problems. There’s a term, “kick the can down the road,” which happens with many boards. Not this board! Many thanks and much appreciation to each of the following people who have been a pleasure to work with (in order of tenure):

Ernie Clarke, Maria Tanner, John Bailey, Dan Thomas, Jim Buie, Craig Barker, Cheri DeRosia.

And the Board also acknowledges our longest member (non-voting but so important), she's WSG's steadfast and uber organized Property Manager, **Michelle Johnson** from Millhouse Properties. This is my 3rd year working with Michelle and she has always been a friendly, pleasant and professional. Not even a hint of what she (really) thinks about any of us!

What's possibly coming in 2027?

Jim Buie plans on overhauling the website. We are grateful to Brian Krapf from Lowfatdesigns.com, who updates our site documents at no charge each month. We will work with Brian to revamp the site.

John Bailey always has plenty on his landscaping plate. He's taking a look at the 40 year old landscaping and the ongoing issues we have with invasive plants and critters and insects. We have large landscaping issues to attend to in the future, and he wants to be on top of it to thwart higher costs down the road. He's still addressing the Crepe Myrtle invasion, as well.

Maria Tanner takes on the daunting task of minutes before and after the meetings each month. If you've never sat at a board meeting and tried to capture the most important moments of what Board members say, try it. It's controlled chaos at times. A big well done to Maria for enduring this so long!

Cheri DeRosia has done an outstanding job as the Architecture Committee Chair this year. She's a creative problem solver and a deep researcher with great critical thinking skills. She'll continue to delve into aging in place architecture challenges and she's the best policy and procedures Board member I've worked with.

Craig Barker continues to work on the challenge of how to present the budget to citizens like me without our eyes glazing over. He's tech savvy and forward thinking, which is important when you're dealing with (other people's) money. He's multi-talented and addresses drainage and landscaping challenges from an experienced and practical perspective.

Ernie Clarke will continue to save WSG-VI countless dollars due to his building and maintenance skills. An estimated 50% of issues that come up, he simply fixes himself. We love that!

We need a Utilities Chair for the board; Vice-Chair and Chair positions are open as well.

If you love living in Weathersfield, and are dedicated to aging in place, explore Fearington Cares (fearingtoncares.org). We are thankful for all the good work they do for the entire Fearington Village community. They promote healthy, active, creative and social living every day of the week. So many programs, so little time!

Last but never least, we welcome new unit owners to Weathersfield! We are a special community uniquely designed to promote friendship and good neighbors. We are a proactive community and are dedicated to insuring our properties are kept in stellar shape and continue to raise in value.

On behalf of the Board and myself, thank you ALL for your contributions to our special community.

Sincerely,

A handwritten signature in black ink that reads "Rebecca". The script is elegant and cursive, with a large, stylized capital 'R'.

Rebecca Newton

Board President

Weathersfield Service Group VI, Inc.

Weathersfield Service Group VI
Annual General Meeting
Saturday, November 7, 2026
10:00 a.m. at the Gathering Place

AGENDA

- | | |
|--|------------|
| 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 |
| <ul style="list-style-type: none">• Architectural Control• Buildings and Maintenance• Communications• Insurance• Landscaping• Utilities | |
| ** PLEASE READ THE COMMITTEE REPORTS PRIOR TO THE MEETING | |
| 4. Treasurer's Report | 11:00 |
| <ul style="list-style-type: none">• 2026 YTD Actual vs. Budgeted• 2027 Proposed Dues Increase | |
| 5. Election | 11:15 |
| <ul style="list-style-type: none">• Introduction of Candidates• Nominations from the Floor• Voting | |
| 6. Adjournment of Meeting | |

INSURANCE REPORT

WSG Annual General Meeting

November, 2026

As of September 30, 2026, there were no claims so far in this calendar year.

Each Owner is responsible for the first \$25,000 of any claim on their property per the governing documents. This higher deductible (from \$10,000 to \$25,000) was initiated by the current WSG Board after evaluating the trade-off between the cost of the lower annual deductible to our WSG HOA (\$5,000 to \$7,000) versus the cost for each WSG owner of approximately \$12 annually.

This higher deductible was instituted for three primary reasons:

- 1) To lower the WSG HOA premium now and in the future.
- 2) To avoid multiple small claims which would raise our premiums and/or potentially make our HOA uninsurable.
- 3) To have our WSG HOA be viewed more favorably by higher-rated insurance companies.

Each January, the WSG HOA's Insurance Agency is updated as to the paving, landscaping, roof replacements and major tree maintenance performed in the last twelve months. Thanks to the WSG Board's continuing efforts to fund the infrastructure improvements as outlined in the WSG 2025 Reserve Study, our HOA's insurance agency can potentially procure more favorable terms going forward.

Respectfully submitted,

Steve Krasnow

WSG Insurance Committee Co-Chair

Weathersfield Landscaping

2026 Annual Report

Weathersfield landscape maintenance and improvement is performed by two companies—Davey Tree and Ruppert Landscape Services. Ruppert cares for plantings under twelve feet in height and makes regular weekly visits to maintain public areas and the landscaping in the front and side of private residences. The attached calendar shows the usual timing of these services, subject to change according to need.

Davey Tree performs services on trees over twelve feet high. They come once a year to provide inventory and inspection of trees in or adjacent to the residential areas of Weathersfield. They perform work on these trees as needed based on the results of the the inspection, including pruning of limbs and tree removal. Their work focuses on protection from damages caused by trees, but considers aesthetics as well. Davey provides additional services as needed, such as when a tree is felled or damaged by a storm.

This year was unusually hot, causing problems for turf maintenance and stress on trees and shrubs, nevertheless our landscape remains in reasonably good condition. Cooler weather will allow us to address turf problems.

This spring we addressed the problem of infestation of crepe myrtles by bark scale. This pest weakens trees by drilling into the undersides of leaves, causing the sap to drip. A secondary problem results when the sap coats the hedges beneath the trees, causing growth of black mold. The problem was assessed early in the year by Joe Joyner of Davey Tree and Matt Jones of Chatham County Cooperative Extension. The resulting treatment program was implemented by Davey Tree. This controlled the problem until recently, when we have seen a recurrence of the bark scale infestation. We will continue to work with Cooperative Extension and Davey Tree to address this recurrence in a way that is safe for residents and pets.

The Landscape Director and the Utilities Director are cooperating to address drainage problems throughout Weathersfield. An assessment was

done and two companies, Ruppert and NC Drainage, were contracted to rectify these problems. See the Utilities report for more details.

In March of this year, the Board addressed problems with the way semi-annual shearing (commonly referred to as pruning) is handled. Flagging of individual plants by residents created an unsightly mess and was confusing for workers. It was agreed that residents would have the choice of opting out of shearing altogether but would not have the choice to flag individual plants. Residents who opt-out become responsible for maintaining their properties according to general standards of care. Shearing is limited to plantings installed by Ruppert. Residents who choose to personalize their plantings must have their plans approved and become responsible for maintenance and upkeep of these plantings. I enjoy the fact that Weathersfield does not have cookie-cutter plantings but it is important for our neighborhood to look well cared for.

Respectfully submitted,

John Bailey, Weathersfield Landscape Director

Utilities Committee: Dan Thomas

Sanitary Sewer- Continued working relationship with Out the Door Plumbing to address any projects as they arise. We will continue to recommend that homeowners contact Millhouse Properties initially. In the event of a weekend or after hours emergency situation, our preferred vendor for sanitary sewer issues is Out The Door Plumbing and they will work with Millhouse and the homeowner for resolution.

Storm Water Drainage issues have been addressed as they have arisen, utilizing both Ruppert and NC Drainage for resolution.

Electric and Trash Removal – No significant issues to report.

WSG Architecture Committee Annual Report

2026

Requests for Property Modification Approval since last annual meeting

Dates	Project
Submission: 11/19/25 Approval: 1/7/26	Bernat & Santens, 580 Woodbury screen porch The homeowners also plan to do landscaping work, which is being handled through the Landscaping Committee.
Submission: 12/24/25 Approval: 12/5/25	Layton, 594A Woodbury ramp Property is being sold, and application was to allow they buyer to keep the existing ramp.
Submission: 2/3/26 Approval: 2/3/26	James & Peele, 563 Weathersfield The homeowners plan to do landscaping stonework which is designed to hold soil in place and beautify the landscape.
Submission: 3/26/26 Approval: 3/3/26	Bernat & Santens, 580 Weathersfield The homeowners plan to add a walkway outside the home.
Submission: 4/9/26 Status: Approved 5/5/26	Russinof, 571 Woodbury The homeowners plan to add a screen porch and a walkway outside the home. We had requested that they provide a site plan showing the location of both the porch and the walkway in relation to the house and the lot lines. The homeowners submitted an acceptable lot plan and we approved the request.
Submission: 4/15/26 Status: Approved 4/17/26	Maestro, 577 Woodbury The homeowners plan to rebuild their deck.
Submission: 5/18/26 Status: Approved 5/19/26	Bolig, 555 Weathersfield Proposal to add gutters to divert rainfall from the foundation and crawlspace.
Submission: 7/21/26 Status: Approved 7/27/26	Gray/Del Bello, 593 Woodbury The homeowners plan to replace their existing deck with a new and slightly larger one. Once the homeowners submitted acceptable request and lot plan, we approved the request.

Other Architecture Committee work

Adoption of new Deck Guidelines, April 2026

Modernization of Front Door Colors Guidelines, June 2026

Incorporation of information on the location of drainage lines gathered during a 2022-24 Utilities Committee survey into the Request for Property Modification Approval review process to reduce the likelihood that new improvements are constructed over drainage lines or cleanout access points, July 2026

Revision of Principles and Guidelines for Modifications to Improve Outdoor Accessibility, September 2026

Architecture Committee Membership

Chair: Cheri DeRosia

Member: Art Weeks

Member: Thomas Ruhs (resigned November 2025)

Architecture Committee Plan for 2026-27

Continue to review requests for property modification approval in a timely fashion

Modify existing and create new guidelines as the need arises

Increase Architecture Committee membership by one or two people

Chair, Cheri DeRosia, August 17, 2026

2026 Communications Annual Report, Weathersfield Service Group

1. A neighborhood “spring fling” luncheon of Middle Eastern food was held on May 16, 2026 in the Grove with fifty attendees, catered by Alexander Buie. Very positive feedback was received.
2. A printed flyer was distributed promoting the neighborhood website, www.weathersfieldsq.org, where residents can find regular updates. Several emails and text messages were sent to residents regarding the change in insurance coverage and various events.
3. The Weathersfield Fall Gathering is scheduled for Saturday, November 14, beginning at 6 p.m. Two caterers will be contracted. A volunteer committee is planning the event.
4. Ten new homeowners have joined the neighborhood in 2026 and have received welcome packets. Documents in the welcome packet have been reviewed and updated.

Respectfully submitted,

Jim Buie, Director
Communications
jimbuie2@gmail.com

Weathersfield Maintenance Annual Report

November 7, 2026

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.

Major Maintenance Tasks

Reroofing - This year we replaced the roofs of 6 residences at 530-535 Weathersfield for \$56,517. These roofs had been replaced longest ago and warranted complete replacement. In 2027, we plan to reroof 14 residences (536-539, 546-553, and 556-557 Weathersfield) at an estimated cost of \$140K.

Repaving - Likewise, we repaved 5 closes at 530-539, 540-545, 595A-F, and 596A-F Weathersfield, 594A-F Woodbury. The work was performed with excellence by Raleigh Paving Company for a total of \$96,021. The only remaining area that has not been recently repaved consists of 100 yards of road beyond the grove and the close at 552-557 Weathersfield. That area should last for several more seasons barring extensive root expansion.

Power Washing - The drought has precluded us from power washing so far this year. We have CTI on tap to proceed if the authorities will lift their prohibition.

Day-to-Day Operating Tasks - We utilize 5 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

Keep Them Rolling - Sean Mosher

CTI - Kevin Calles-Lopez

Barnes and Mosher are specialists in roofing, garage doors, and paving, respectively, while the others are general-purpose artisans that can do painting, siding/roofing repair, power-washing, carpentry, brick-and-mortar repairs, 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 \$76,500 and have amounted to \$21,789 through August. So we've spent one third of the budget two thirds through the year and expect to end the year well within our budget.

Treasurer's Annual Report
Weathersfield Service Group VI, Inc.
November 7, 2026
Craig H. Barker, Treasurer

- **The financial position of WSG-VI is strong.**
 - Cash & Investment Accounts are just under \$420,000
 - Financial Summary as of 9/30/2026
 - 2027 Budget

- **Board Activities from 2025 have been helpful**
 - Reserve Study provided road map for Capital Projects
 - HOA Dues increase with Inflation to avoid Special Assessments
 - Projected Low Cash Reserve Balances in mid-2030s
 - 2027 HOA dues will be \$411 per month (\$14 increase)
 - Financial Audit Report Showed Reserves as Contractual Obligations
 - Contractual Obligations should be separated from Operations
 - AppFolio currently runs Capital Projects through Operations
 - Working with Mill House and AppFolio to Segregate Capital

- **Spreadsheet Template used to Generate Monthly Financial Report**
 - Spreadsheet is a labor-intensive tool for reporting
 - Goal: Accounting software to generate segregated reporting

Weathersfield Service Group VI, Inc. - Budget vs. Actual

Monthly Report - Revised 10-04-2026

September 30, 2026

75.00%

Beginning Balance (1/1/2026)

\$481,235

(Adjusted)

Annual Operating Budget

Income

	2026 Budget	YTD Actual	Balance	%
HOA Assessment	\$495,496	374,428	121,068	75.6%
Late Fee	\$0	730	(730)	0.0%
Prepaid HOA Assessment	\$0	(225)	225	0.0%
Interest: Money Market/CDs/T-Bill	\$12,000	4,964	7,036	41.4%
Total Operating Income	\$507,496	\$379,897	\$127,599	74.9%

Operating Expenses

Administration

Audit/Review/Taxes & Returns	\$2,500	\$3,643	(\$1,143)	145.7%
Insurance	\$100,000	\$68,681	\$31,319	68.7%
Legal	\$2,000	\$1,270	\$730	63.5%
Management Contract Fee	\$32,000	\$24,000	\$8,000	75.0%
Meetings	\$200	\$0	\$200	0.0%
Postage and Printing	\$1,500	\$269	\$1,231	17.9%
Social		(\$329)	\$329	0.0%
Website	\$100	\$36	\$64	36.2%
Total Administration	\$138,300	\$97,571	\$40,729	70.6%

Grounds

Grounds- Other	\$15,000	\$9,929	\$5,071	66.2%
Landscape Contract	\$83,640	\$61,991	\$21,649	74.1%
Tree Removal	\$30,000	\$13,635	\$16,365	45.5%
Total Grounds	\$128,640	\$85,555	\$43,085	66.5%

Maintenance

Building Maintenance	\$60,000	\$21,229	\$38,771	35.4%
Drainage Repairs	\$0	\$720	(\$720)	0.0%
Pressure Washing	\$13,000	\$0	\$13,000	0.0%
Termite Contract	\$3,500	\$3,300	\$200	94.3%
Total Maintenance	\$76,500	\$25,249	\$51,251	33.0%

Utilities

Electric	\$5,000	\$3,324	\$1,676	66.5%
Sewer Repairs	\$20,000	\$15,686	\$4,314	78.4%
Storm Water	\$10,000	\$10,615	(\$615)	106.2%
Trash Removal	\$34,000	\$24,960	\$9,040	73.4%
Total Utilities	\$69,000	\$54,585	\$14,415	79.1%

Total Operating Expense

	\$412,440	\$262,960	\$149,480	63.8%
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Net Operating Budget Balance

	\$95,056	\$116,937	(\$21,881)	123.0%
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Net Reserve Balance

Capital Projects (Reserve Funded)

Roof Replacement	\$80,000	\$82,373	(\$2,373)	103.0%
Paving	\$90,000	\$96,021	(\$6,021)	106.7%
Total Capital Projects	\$170,000	\$178,394	-\$8,394	104.9%

Net Cash Flow

Ending Reserve Balance

Balance Sheet

(\$74,944)

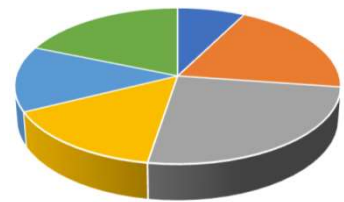
\$406,291

(\$61,457)

\$419,778

\$419,778

**Fiscal Year 2026 Budget
Where Your \$397
Monthly Fee Goes**



- Administration - \$29.96
- Insurance - \$78.23
- Grounds - \$100.63
- Maintenance - \$83.31
- Utilities - \$30.51
- Reserve Contribution \$74.36

Weathersfield Service Group 2027 Budget Draft (10-5-2026)

Account Name	2025 Actual	2025 Budget	2026 Actuals as of 09/30/2026	2026 Budget (Modified)	2027 Budget	Notes
Income						
Late Fee	990	0	730	0	0	411
HOA Assessment	483,858	482,976	374,428	495,496	512,928	
Prepaid HOA Assessments	1,048	0	(225)	0	0	
Interest-Money Market/CDs	0	0	0	0	0	
Interest-Raymond James	13,329	10,000	4,964	12,000	8,000	
Total Operating Income	499,225	492,976	379,897	507,496	520,928	
Operating Expenses						
Administration						
Admin Misc. & Bank Fees	57	500	0	0	500	
Audit	7,800	2,500	0	0	0	
Tax Returns	5,811	500	3,643	2,500	3,500	
Insurance	95,434	80,000	68,681	100,000	110,000	
Legal	2,482	2,000	1,270	2,000	2,000	
Management Contract Fee	30,000	30,000	24,000	32,000	32,000	
Meetings	213	0	0	200	300	
Postage and Printing	2,715	900	269	1,500	1,600	
Social	0	0	(329)	0	0	
Website	36	36	36	100	1,500	
Total Administration	144,548	116,436	97,571	138,300	151,400	
Grounds						
Grounds- Other	34,194	20,000	9,929	15,000	20,000	
Landscape Contract	60,903	81,204	61,991	83,640	85,000	
Tree Removal	37,440	35,000	13,635	30,000	30,000	
Total Grounds	132,537	136,204	85,555	128,640	135,000	
Maintenance						
Building Maintenance	47,013	75,000	21,229	60,000	60,000	
Common Area- Maintenance	375	0	0	0	0	
Drainage Repairs	0	0	720	0	2,000	
Garage Maintenance	405	0	0	0	1,000	
Pest Control/Termite Cont	505	0	0	0	0	
Pressure Washing	0	0	0	13,000	0	
Termite Contract	3,300	3,500	3,300	3,500	3,500	
Total Maintenance	51,598	78,500	25,249	76,500	66,500	
Utilities						
Electric	4,263	4,800	3,324	5,000	5,000	
Sewer Repairs	5,818	35,000	15,686	20,000	10,000	
Storm Water	1,994	5,000	10,615	10,000	12,000	
Trash Removal	27,456	32,640	24,960	34,000	36,000	
Total Utilities	39,532	77,440	54,585	69,000	63,000	
Total Operating Expenses	368,215	408,580	262,960	412,440	415,900	
Total Operating Income	499,225	492,976	379,897	507,496	520,928	
Total Operating Expenses	368,215	408,580	262,960	412,440	415,900	
NOI - Net Operating Income	<u>131,010</u>	<u>84,396</u>	<u>116,937</u>	<u>95,056</u>	<u>105,028</u>	
Capital Projects						
Reserves- Roof Replaceme	72,525	0	82,373	80,000	140,000	
Reserves- Paving Project	102,954	0	96,021	90,000	0	
Total Capital Projects	175,479	0	178,394	170,000	140,000	
Net Cash Flow	(44,469)	84,396	(61,457)	(74,944)	(34,972)	

John Bailey - Candidate for second two-year term as Landscape Director

When I accepted the job of Landscape Director, I had only lived in Weathersfield for a couple of months. Perhaps if I had lived here a little longer I would have known enough to say no. I'm glad I said yes, however. It has been an opportunity to meet many if not most of you and to serve a community that has proved to be a fine place to live.

In the beginning, much of my time was spent responding to the landscape needs of individual residents. Along the way I began to notice a number of community-wide problems that need to be addressed. In particular, many of our trees and plants are simply too big and/or too old. For example the holly trees at the corners of our houses are very large. Other plants, notably *nandina*, have run rampant. Our crepe myrtles are the largest I've seen anywhere and are shading out grassy areas, causing bare spots. In addition they have been attacked by a pest, crepe myrtle bark scale, that is weakening them and causing sap to drip on plants (and cars!) below, fostering growth of black mold. With the aid of our company managers, Joe Joyner of Davey Tree and Neil Pelletier of Ruppert, as well as Cooperative Extension Agent Matt Jones, we are addressing these problems. It will take time. It will also take money. Fortunately, we have so far been able to work within the framework of our annual budget. By spreading costs among several years I hope avoid having to seek additional funds.

One area where I need to improve is timeliness of response to requests for service. I'm currently working on organizing and streamlining this part of the work. I'll be asking Michelle to publish a bulletin on this once I get the details worked out. Thanks for your advice, patience, and support over the past two years.

Robert M. Maestro

(571) 330-3639

rmjmaestro@gmail.com

577 Woodbury, Pittsboro, NC 27312

Education

University of Vermont - B.S. Biology/Chemistry, 1965.

Utah State University - M.S. Ecology/ Wildlife Management, 1969.

University of Pennsylvania - M.R.P. Environmental Planning, 1972.

Work Experience

My professional career focused on identifying environmental impacts of land development projects and developing alternatives designs and/or measures to mitigate the impacts. Projects included stormwater management, sewage treatment plants and collection systems, rail line construction, residential, commercial and industrial projects.

Owner/CEO, Hydrologic Solutions; 1990-2010. Designed/manufactured plastic underground stormwater storage/infiltration StormChambers and integrated sediment capture device; obtained seven patents on same. Directed staff design of StormChamber systems in coordination with clients' project engineers.

Assistant Chief, Environmental Section, Interstate Commerce Commission; 1980-1989- Directed staff and consultants' preparation of Environmental Assessments and Impact Statements for rail line abandonments, mergers and construction.

Maestro and Associates; 1977-1980- Prepared nationwide study on effect of the Endangered Species Act on construction cost and delay of residential and commercial development for the National Association of Realtors; Environmental Impact Statement on continued Federal funding to states for the US Fish and Wildlife Service; review and comment on rail line construction through Rochester, Minnesota for the Mayo Clinic; co-authored Planning for Urban Fishing and Planning and Wildlife in Urban and Suburban Developments for the U.S. Fish and Wildlife Service; Designed open space system to maximize retention of wildlife in the proposed Woodlands Newtown development in Houston, Texas for Mitchel Energy and Development.

Betz Environmental Engineers, Plymouth Meeting, Pennsylvania; 1974-1976 - Prepared and directed staff preparation of Environmental Assessments and Impact Statements on location and construction of sewer treatment plants and sewer lines.

Schnadelbach Braun Partnership, Philadelphia, Pennsylvania; 1972-1974 - Prepared environmental studies on redevelopment of Odem Park in Buffalo, New York, various housing developments and design of Audubon New Community in Getzville, New York.

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, Rebecca Newton, 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 7, 2026. 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 7, 2026 Annual Meeting or any resumption of the meeting after the adjournment thereafter.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Property Address: _____

Mill House Properties
1525 East Franklin Street #5A
Chapel Hill, NC 27514
hoa@millhouseproperties.com