

Southern Village Homeowners Association

January 22, 2011

To: Southern Village Homeowners Association Members
Fr: Southern Village Homeowners Association Board of Directors
Re: 2011 Annual General Meeting

The 2011 Annual Meeting of Southern Village Homeowners Association will be held at Christ Church Ascension Hall @ 7:00 pm on Tuesday, February 22, 2011. Registration of owners will begin at 6:30pm. The meeting will start promptly @ 7:00pm.

The most important purpose of the meeting is to elect two directors to the Association's Board of Directors. A proposed agenda and candidate information is included in this mailing package.

Enclosed is a proxy for your convenience if you will be unable to attend the meeting. The governing documents for the Association call for 1/10th of the membership to be present in person or by proxy to have a quorum. It is essential to have a quorum, so please return your signed proxy if you will not be able to attend the meeting.

If you have any questions, please contact our paid manager, Berkeley Property Management at (919) 960-2836 or send an e-mail to manager@southernvillage.org.

Please visit www.southernvillage.org for even more Southern Village News.

***Southern Village Homeowners Association
Annual General Meeting
Tuesday, February 22, 2011
7pm to 8pm
Christ Church Ascension Hall***

Proposed Agenda

Establish Quorum

Call to Order & Approve Agenda

Approve Minutes of February 17, 2010 Annual Meeting

Elect Two New Board of Directors:

- Further Nominations
- Candidate Presentations
- Vote

Treasurer's Report

Other Business

Adjourn

SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.

Minutes of the Annual General Meeting held February 17, 2010

At 101 Market Street

Present for the Board: Jeremy Purbrick (President), Dick Lowe, Bill Riggs, Paul Rowe,
Jason Luna (Secretary)

With a quorum established, the meeting was called to order at 7:06 PM. One hundred eight members were present in person and by proxy.

As chair of the meeting Mr. Purbrick welcomed the members in attendance and introduced the current board members.

The minutes of the annual general meeting on 2/11/2009 were approved as submitted.

1. Election of Directors

Mr. Purbrick explained that two directors were retiring after serving for three years and that two new directors were to be elected for a three-year term. The declared candidates prior to the meeting were Cindy Gudeman and Rainer Dammers. Mr. Purbrick asked if there were any further nominations from the floor. None were made. The candidates then made a presentation and answered questions from the floor. There being two candidates for two open positions the Secretary cast a ballot in favor of each candidate, and Ms. Gudeman and Mr. Dammers were declared elected.

Mr. Purbrick then acknowledged the two retiring directors. Dick Lowe served a total of five years (2002-03 and 2007-10) on the board. In addition, he was a founding member of the Townhome Committee in 2004 and chaired it until 2006. Mr. Lowe is particularly pleased that the more effective maintenance policies he was instrumental in implementing have allowed the townhomes to maintain the same fee level for the past three years. Mr. Riggs served three years on the board (2007-10), and also served in the demanding role as chair of the Architectural Review Board from 2006-10.

2. Treasurer's Report

Mr. Rowe reported that the association ended 2009 on budget and gave an overview of the 2010 budget. The highlight fact that the fees for 2010 were reduced \$20 from the prior year led to a short presentation with no questions from the audience.

3. Going Green Committee

Mr. Dammers, chair of this committee charged with promoting greater environmental awareness in Southern Village, gave an update on the group's activities and resources, and referred interested members to visit <http://green.southernvillage.org/> for more details.

4. Architectural Review Guidelines

Mr. Purbrick explained that the board was looking for member input on the advisability of changing two of our architectural review guidelines. First, the "grass only" rule for the boulevard strip had been violated in recent years by many homeowners (as shown by a

projected series of photographs of non-conforming areas throughout the neighborhood), creating an enforcement dilemma. In open floor discussion a wide range of views were expressed. The primary concerns seemed to be visual uniformity, the environment, and safety. Members were asked to complete a written ballot expressing their view on the issue. One hundred eight votes were cast, as follows:

Yes, change the “grass only” rule: 47%

No, keep the current rule: 36%

Maybe, I need to see the new rule first: 17%

In view of the strong support for modifying the guideline, but mindful of the significant opposition to it, Mr. Purbrick proposed that the board should create a committee of members to draft a new guideline after consultation with the community. In response to a call for volunteers Dave Oermann, Mike Hobbs and Richard Esner generously agreed to be founding members of the Guideline committee, should the board agree to form it.

Mr. Purbrick then explained that the existing solar panel rule was being reviewed at the request of the Going Green committee, which had asked that we permit solar installations on the front of a home, as well as to the side or rear. On this issue 108 votes were cast as follows:

Yes, change the solar panel rule: 60%

No, keep the current rule: 18%

Maybe, I need to see the new rule first: 22%

Again, given the strength of support for change Mr. Purbrick proposed to add this issue to the Guideline committee’s task, and the group’s founding members generously agreed once more.

5. Other Business

John Fugo, on behalf of Market Street Association (MSA), explained that the North Carolina Symphony would be unable to present its annual concert on the village green this year unless the community could raise an additional \$8,000 to offset more of the orchestra’s costs. After a lively discussion the meeting agreed that an appeal directly to the association’s members offered the best hope of raising the funds, and the association agreed to assist MSA with that appeal.

Karen Fisher pointed out that very few residents cleared their walkway after the recent snowfalls. There was general agreement that this was a problem, but that it was very unusual for snow and ice to linger in the southern part of heaven.

There being no further business the meeting was adjourned at 8:29 PM.

SVHOA 2011 BUDGET

	2011 Budget	2010 Budget	Variance H (L)
Operating Income			
Single Family Homes	\$ 133,200	\$ 149,850	-11%
Class III	\$ 400	\$ 450	-11%
Sub Associations	\$ 17,250	\$ 18,170	-5%
Apartments	\$ 3,675	\$ 3,674	0%
Total Operating Income	\$ 154,525	\$ 172,144	-10%
Operating Expenses			
Maintenance Expenses:			
Fences (Park)	\$ 1,000	\$ 1,200	-17%
Greenways, Paths & Trees (Parks)	\$ 4,000	\$ 4,000	0%
Landscaping (all areas)	\$ 38,000	\$ 38,000	0%
Mulch (all areas)	\$ 7,500	\$ 4,500	67%
Parks	\$ 5,000	\$ 5,000	0%
Ponds Care Contract	\$ 4,800	\$ 4,800	0%
Pond Improvements	\$ 2,000	\$ 3,000	-33%
Trees (Street Trees Contract)	\$ 6,000	\$ 8,000	-25%
Walls (Stone)	\$ 1,000	\$ 2,000	-50%
Community Watch	\$ 1,000	\$ 1,000	0%
Electric	\$ 3,000	\$ 3,000	0%
Going Green	\$ 1,000	\$ 1,000	0%
Management Fee	\$ 17,729	\$ 18,900	-6%
Mgmt Fee Discount	\$ (886)	\$ -	NEW
Donation to Market St Assn for Events	\$ 8,000	\$ 10,212	-22%
NC Symphony	\$ -	\$ -	0%
Lumina Subsidy / Police Substation	\$ 5,000	\$ 5,000	0%
Storm Water Charge	\$ 1,500	\$ 1,500	0%
SV Charity Events	\$ 700	\$ 700	0%
Misc	\$ 150	\$ 725	-79%
Trash Can Weekly Service	\$ 1,200	\$ -	NEW
Water & Sewer Common Area	\$ 4,200	\$ 4,200	0%
Total Operating Expenses	\$ 111,893	\$ 116,737	-4%
Administrative Expenses			
Admin Misc	\$ 125	\$ 400	-69%
Audit of SVHOA Financials	\$ 10,000	\$ -	NEW
CAI Membership	\$ -	\$ 500	-100%
Insurance	\$ 4,000	\$ 4,000	0%
Legal	\$ 2,000	\$ 2,000	0%
Management Contract Fee	\$ 17,729	\$ 18,900	-6%
Mgmt Fee Discount	\$ (886)	\$ -	NEW
Printing & Postage	\$ 3,500	\$ 3,500	0%
Tax Return Prep	\$ 400	\$ 500	-20%
Tax	\$ 700	\$ 1,000	-30%
Website	\$ 1,000	\$ 2,000	-50%
Total Administrative Expenses	\$ 38,568	\$ 32,800	18%
Total Operating & Admin Expenses	\$ 150,461	\$ 149,537	1%
Net Income (Loss)	\$ 4,064	\$ 22,607	-82%
Capital Expenses (aka "2011 Wish List")			
Capital Expenses:			
Greenways & Paths	\$ 1,000	\$ 1,000	0%
Landscaping (Arlen Park)	\$ -	\$ 6,000	-100%
Lighting (Solar Powered)	\$ -	\$ 7,000	-100%
Soccer Goals (Central Park)	\$ -	\$ 1,500	-100%
Trash Cans (& Weekly Service)	\$ -	\$ 4,100	-100%
Trees (Common Areas)	\$ 3,000	\$ 3,000	0%
Transfer to Reserves	\$ -	\$ -	0%
Total Capital Expenses	\$ 4,000	\$ 22,600	-82%
Summary Grand Totals			
Income			
Total Income	\$ 154,525	\$ 172,144	-10%
Expenses			
Operating	\$ 111,893	\$ 116,737	-4%
Administrative	\$ 38,568	\$ 32,800	18%
Capital	\$ 4,000	\$ 22,600	-82%
Total Expenses	\$ 154,461	\$ 172,137	-10%
Income (Loss)	\$ 64	\$ 7	820%

Candidate Statements

Mary Jo Coppola
102 Newell Street
Chapel Hill, NC 27516

I am running for a position on the Southern Village Board of Directors because I believe I can contribute to this unique neighborhood. We moved here from Smoke Rise, a similar sized community in New Jersey, a year and a half ago. During my nine years there I was the President of the Women's Group and Social/Events Coordinator. I organized band nights, charitable events, clam bakes and managed our annual Fourth of July, a three day celebration of activities, fireworks and an orchestra. Community living and hands on involvement has been and will continue to be a personal priority.

It is important to me that our children grow up in an environment that offers an array of activities centered in a close and supportive neighborhood. I am presently serving as both the Hospitality Chair and Event Forum Chairperson for Carrboro High, I volunteer at Culbreth Middle School, and am a member of the Preservation Society.

I understand the important role a Board Member serves and am prepared for the responsibility. I am a community-oriented thinker who has both experience and the willing ability to work well with others. I will place the interests of the Association as a whole above personal concerns. My goal is to keep Southern Village the unique and wonderful place that we are all fortunate to call home.

Lewis Tisher, Ph.D.
614 Aberdeen Drive
Chapel Hill, NC 27516

As a resident of Southern Village for almost 11 years, I have decided to run for a position on the Southern Village Board of Directors. Most of my career was spent working with international companies as both an internal consultant and as a consultant with my own company. I have helped companies with statistical control issues, vision and mission statements, team-building, and problems with motivation. In the past I have done pro-bono work for not-for-profit organizations and schools.

I am presently serving as the District Coordinator of the Southern Village Community Watch Committee. I teach two free weekly Tai Chi courses in Southern Village. Other interests of mine include writing, running daily at 5 A.M. and alternating cooking duties with my wife.

My long-term residency in Southern Village and my commitment to making our community an even better place to live will make me a responsible member of the Board.

**Southern Village Homeowners Association
2011 Annual Meeting Proxy & Ballot**

Proxy

I/We, the undersigned member(s) of Southern Village Homeowners Association Inc., residing at _____ do hereby give my/our proxy for the Tuesday, February 22, 2011 Annual Meeting of the association, and any adjourned session(s) thereof, to _____ or, if unspecified to the President of the Board of Directors of the Association. The Proxy is hereby authorized to vote on any matter that may be brought before the membership.

Member/Owner Name: _____

Signature: _____

Date: _____

Please submit this proxy if you will be unable to attend the meeting. If you submit your proxy and then are able to attend the meeting, your proxy will be returned to you at the meeting at your request.

Send completed form to: Southern Village Homeowners Association, c/o Berkeley Property Management, 710 Market Street #21, Chapel Hill, NC 27516; Fax (888) 313-3015.

Ballot (Optional)

Election of two new directors. At the meeting members will be asked to vote on this matter. You may express your choices by checking the appropriate items. Please make your selection from the following list of nominees, or write in the name of your preferred candidate(s). Statements by the declared candidates were mailed with this proxy. Choose or write in no more than two:

Mary Jo Coppola Lewis Tisher _____ _____