

## **Southern Village Homeowners Association**

January 19, 2013

To: Southern Village Homeowners Association Members

Fr: Southern Village Homeowners Association Board of Directors

Re: 2013 Annual General Meeting

The 2013 Annual General Meeting of Southern Village Homeowners Association will be held at Christ Church Ascension Hall @ 7:00 pm on Tuesday, February 19, 2013. Registration of owners will begin at 6:45 pm. The meeting will start promptly @ 7:00 pm.

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.

Questions? Please contact Berkeley Property Management at (919) 960-2836 or send an e-mail to [manager@southernvillage.org](mailto:manager@southernvillage.org).

Please visit [www.southernvillage.org](http://www.southernvillage.org) for more Southern Village news.

**Southern Village Homeowners Association  
Annual General Meeting  
Tuesday, February 19, 2013  
7pm to 8pm  
Christ Church Ascension Hall**

**Proposed Agenda**

Establish Quorum

Open Comments

Call to Order & Approve Agenda

Approve Minutes of February 28, 2012, Annual Meeting

Elect Two New Board of Directors:

- Further Nominations
- Candidate Presentation(s)
- Vote

Reports

- Treasurer
- President

Other Business

Adjourn

**Southern Village Homeowners Association  
2013 Annual General 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 19, 2013, 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, LLC, 710 Market Street #21, Chapel Hill, NC 27516; Fax (919) 933-4097.

**Optional Ballot: Election of two new directors.** At the meeting members will be asked to vote on this matter. You may express your choice by checking the appropriate item. Please make your selection from the following list of nominees, or write in the name of your preferred candidate. Candidate statements are in this packet.

Choose by marking with an X or write in no more than two names:

Rainer Dammers       Chris Richards       Philip Meyer

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**SOUTHERN VILLAGE HOMEOWNERS ASSOCIATION, INC.**

Minutes of the Annual General Meeting held February 28, 2012

At Christ Church Ascension Hall

Present for the Board: Jeremy Purbrick (President), Mary-Jo Coppola, Elizabeth Preddy  
Lewis Tisher (Treasurer), Rainer Dammers (Secretary)

Guest: JB Culpepper, Chapel Hill Planning Director

With a quorum established, the meeting was called to order at 7:03 PM. 106 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 2/22/2011 were approved as submitted.

### **1. Election of Directors**

Mr. Purbrick explained that he was retiring and that a new director was to be elected for a three-year term. The declared candidates prior to the meeting were Susan Duke, Bobby Mallik, and Paul Rowe. Mr. Purbrick asked if there were any further nominations from the floor. None were made. The candidates each made a presentation and answered questions from the floor. The questions focused on matters of pet waste, enforcement of covenants, and communication to the community. Bobby Mallik was elected with 43 votes to serve a three-year term.

While the ballots were counted Mrs. Culpepper presented the Chapel Hill 2020 process which will establish a new Comprehensive Plan, called for participation, fielded questions and provided flyers and other information material. <http://www.townofchapelhill.org/index.aspx?page=1656>  
Other guests presented their participation in the process representing Citizens for Responsible Growth <http://www.responsiblegrowthnc.org/> and second Mrs. Culpeppers encouragement for residents to get actively involved in the process.

Mr. Tisher and the Board then acknowledged the retiring director Mr. Purbrick who served on the board of directors for six years in varying officer positions, the last three years as the President.

### **2. Treasurer's Report**

Mr. Tisher reported that the association ended 2011 on budget and gave an overview of the 2012 budget and fielded some questions from the audience.

Questions from the audience instigated a discussion on the representation of the Condo associations in the Master Association and the history leading to the situation. The developers had set up the associations in a way that there were 17 independent associations the SVHOA representing the majority of home owners in single family homes and Townhomes.

Investigation to change the structure several years back brought to light the fact that it would cost approximately \$250,000 in legal fees and would require a majority vote on all associations to change the structure.

### **3. Reports**

- Mary Jo presented that the Social Media committee had established the site <http://www.neighborhood.com/nh/register.php> to foster active collaboration among residents in the neighborhood as well with other neighborhoods across town.

- Susan Duke reported on establishment of the Welcome Committee, their first meeting which had very good participation, and showed an example of the welcoming bag for new residents
- Rainer Dammers presented on 2011 activities of the Going Green committee, from the composting clinic in Spring, to the screening of Carbon Nation in the Fall, as well as the positive trend in the neighborhood of reduced landfill waste year-to-year and increasing number of Solar (PV and Thermal) installation. The town of Chapel Hill is currently actively looking for participation in the 2<sup>nd</sup> phase of the WISE (Worthwhile Investments Save Energy) program which subsidized up to 40% of installation cost for energy efficiency measures: <http://www.townofchapelhill.org/index.aspx?page=1666>

#### **4. Other Business**

There being no further business the meeting was adjourned at 8:41 PM.

SVHOA 2013 Budget	2012 Budget	2013 Approved Budget	Deltas
<b>Operating Income</b>			
Homes (Single Family, TH & Courtyard)	133,200	152,720	19,520
Apartments	3,675	3,675	-
Sub Associations	17,250	17,250	-
Class III	400	460	60
<b>Total Operating Income</b>	<b>154,525</b>	<b>174,105</b>	<b>19,580</b>
<b>Operating Expenses</b>			
Community Watch	1,000	500	(500)
Electric	2,500	3,000	500
Go Green	1,000	500	(500)
Maintenance Expenses:			
Fences (Parks)	1,000	500	(500)
Greenways & Paths	2,000	3,000	1,000
Greenway Trees Removal	8,722	16,200	7,478
Landscaping	37,463	38,000	537
Mulch (all areas)	7,500	9,000	1,500
Parks	5,000	6,000	1,000
Ponds Care Contract	4,800	4,800	-
Pond Maint/Improvements	2,000	2,000	-
Trees (Street Care)	8,000	16,000	8,000
Walls	1,000	1,000	-
Management Fee	18,470	18,470	-
Market Street Events	8,000	8,000	-
Misc	150	115	(35)
NC Symphony	2,000	2,000	-
Police Substation	5,000	5,000	-
Storm Water Charge	1,100	1,000	(100)
Trash Cans (Wkly Service)	2,400	2,400	-
SV Charity Events	700	700	-
Water & Sewer Common Area	4,000	4,000	-
<b>Total Operating Expenses</b>	<b>123,805</b>	<b>142,185</b>	<b>18,380</b>
<b>Administrative Expenses</b>			
Admin Misc/Bank Service Fee	200	900	700
Insurance	4,000	4,000	-
Legal	1,650	2,000	350
Management Contract Fee	18,470	18,470	-
Printing & Postage	3,500	3,500	-
Tax Return Prep	550	550	-
Welcome Committee	350	500	150
Website	2,000	2,000	-
<b>Total Administrative Expenses</b>	<b>30,720</b>	<b>31,920</b>	<b>1,200</b>
<b>Total Operating &amp; Admin Expenses</b>	<b>154,525</b>	<b>174,105</b>	<b>19,580</b>

## **Rainer Dammers**

I moved into Southern Village seven years ago with my wife, attracted by the walkability of the neighborhood with a mix of people in all stages of life, which we are familiar with growing up in Europe. Shortly after our daughter was born we bought a house right here in the neighborhood, she attends Scroggs Elementary school now. My desire to continue another term on the HOA Board of Directors is to continue give back to the wonderful community we live in. Southern Village is unique and has much to offer. The design and atmosphere of Southern Village and it's resemblance of European Villages was one key factor in the decision to stay and settle in Southern Village in 2006. Since that decision I've gotten more actively involved in the local community. I co-chaired the HOA 'Parking Lot (or not)' Committee, served on the HOA Board of Directors, and currently chair the Town of Chapel Hill Bicycle and Pedestrian Advisory Board and the Southern Village HOA 'Going Green in SV' Committee. I am very interested in keeping Market Street and Southern Village's atmosphere vibrant; contribute to improving quality of live in the community, maintaining property values, and to foster better communication between all Southern Village residents. My long experiences in people management and problem solving roles in international roles coupled with strength in fact finding will benefit the HOA board and the community of Southern Village I will diligently serve if re-elected. Thank you for giving me the opportunity.

## **Philip Meyer**

Sue and I were drawn to Southern Village because of our experience in two other planned communities: Reston, Virginia, 1970-1978, and Coral Gables, Florida, 1978-1981. We knew that walkability, high density, and mixed land use promote social interaction, an important factor for retirees.

We came to Chapel Hill from Topeka, Kansas, on our wedding trip in 1956 and stayed while I earned my M.A. in political science. I became the Miami Herald's education writer, then a Washington correspondent. We returned in 1981 when I joined the faculty of the journalism school as a Kenan professor. We moved to our townhome on Westgreen Drive in 2007, a year before my retirement.

The newspaper part of my career has been chronicled in my memoir, "Paper Route: Finding My Way to Precision Journalism." I stay involved as a member of the Board of Contributors for the opinion pages of USA TODAY and the Advisory Board of Patch Media, a chain of local, web-based news services. My full history is at <http://pmeyer.web.unc.edu/resume/>

## **Chris Richards**

I operate Edward Jones Investments at 100 Westgreen Drive in Southern Village. I have been a member of the community since 2003.

I am a native of Chapel Hill, attending Sewell Elementary, Phillips Middle School, and Chapel Hill High School. I graduated from Hampden- Sydney College in Virginia with a BA in Economics, and Kenan- Flagler (UNC) for my MBA (expected 2013). In addition to my multiple leadership roles at Edward Jones, I am active in the Chapel Hill Chamber, and serve on the fundraising committee for IFC. I am married to my wife, Elizabeth, and have a 2 year old daughter named Catherine, and a 4 year old son named Jackson.

My information on LinkedIn: [http://www.linkedin.com/profile/edit?trk=hb\\_tab\\_pro\\_top](http://www.linkedin.com/profile/edit?trk=hb_tab_pro_top)