

The Village at College Downs  
PO Box 484  
Newell, NC 28126  
(704)-578-6583 - [collegedowns@bellsouth.net](mailto:collegedowns@bellsouth.net)

October 12, 2012

Home Owner  
The Village at College Downs  
Charlotte, NC 28213

Dear Home Owner,

As the President of the Homeowner's Association of the Village at College Downs, I would like to inform and invite you to attend, either in person or by proxy, the annual meeting of our association. It has been quite a busy year, and I believe I represent the Board well in saying how proud we are of the entire complex. We have made progress in several areas, and have completed several large projects in the complex while still maintaining a healthy bottom line. As a note to the bottom line, I would like to let each of you know that we are **not** raising the monthly dues for 2013. We as Board feel it is not a necessary step that needs to be taken in order to maintain and improve the complex, and there is not a valid justification for raising dues. We were able to complete large projects, such as gutter repair and gutter toppers for each unit, work on the fencing project, paint doors, shutters and repair wood trim and put some aside for upcoming projects like completing the fencing throughout the complex, sink hole in the coral, and repair of our sidewalks, etc. all without increasing the dues or implementing a special assessment.

This letter is to notify you that the Board of Directors will hold the annual homeowners meeting for homeowners only at the time and place indicated below:

Date: Monday, November 12, 2012  
Time: 7:00 P.M.  
Location: University Hills Baptist Church  
1500 Suther Road  
Charlotte, NC 28213

This meeting is for the purpose of nominating Directors to fill any vacancies on the Board that may exist due to expiring terms and for the Board to report on operations and finances. Please make every effort to attend and become an active member of your Association. Those members in good standing who are interested in becoming a member of the Board of Directors, please go to [www.collegedowns.net](http://www.collegedowns.net) under the Documents tab click on the "HOA Board Member" button and fill out the information and bring, mail or scan and e-mail to Sonny Edwards at [collegedowns@bellsouth.net](mailto:collegedowns@bellsouth.net).

**If you cannot attend this meeting**, to insure that your voice is heard please appoint an agent to represent you or assign your proxy to the Board of Directors by executing the enclosed **PROXY** and returning it to this office. For your convenience, you may also Scan and E-mail the signed proxy to [collegedowns@bellsouth.net](mailto:collegedowns@bellsouth.net).

Also, on the agenda for discussion will be:

1. How to cover the increasing HoA Fixed, Maintenance and Vandalism costs. The property is 30 years old and the infrastructure and buildings are starting to show their age.
  - a. Discuss Solutions
    - i. Future goals of the Association
2. Protection of the property values in the current market.
  - a. Discussion
    - i. Property Rounds are done on a regular basis by Board members. Issues, violations of rules, etc are documented and sent to owners for corrective actions. Failures to correct will result in fines or other actions deemed necessary by the Board.

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- ii. Proper installation of Cable and Satellite Dishes
  - iii. Owner's responsibilities and HoA responsibilities
    - 1. HoA rules and CCR's regarding maintenance
  - iv. Improvement goals for 2013
  - v. Child safety in our complex.
3. Some of the actions taken by the Board on behalf of owners this past year.

We look forward to seeing you at the meeting and welcome any homeowner in good standing who would like to be on the HOA Board and work towards improving the overall value and safety of the community.

Best Personal Regards,  
Joel Yow  
President of The Village at College Downs HOA

**PROXY STATEMENT**

I, \_\_\_\_\_, as the lawful owner(s) of  
(Please print name)  
 the unit(s) listed below and a member of The Village at College Downs Association hereby constitutes and appoints \_\_\_\_\_  
(Please print name)  
 as my attorney and proxy, with full power of substitution to act, to vote, and to execute consents with respect to all of my voting rights in said Association, as fully and to the same extent as I might do myself, at the meeting of the members of said Association to be held on *Monday, November 12, 2012* at 7:00 P.M. at the University Hills Baptist Church, 1500 Suther Road, Charlotte, NC 28213.

This PROXY may be revoked by me at anytime, but if not revoked, it shall continue in full force and effect until the final adjournment of the aforesaid meeting.

UNIT(S) \_\_\_\_\_

SIGNATURE \_\_\_\_\_ (Seal)      Date \_\_\_\_\_

SIGNATURE \_\_\_\_\_ (Seal)      Date \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Proxy forms must be received via mail, or e-mail, no later than *12:00 noon, November 09, 2012* to:

The Village at College Downs  
 P. O. Box 484  
 Newell, NC 28126  
 or  
 collegedowns@bellsouth.net