

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

September 3, 2014

Village at College Downs.
Lexington Circle
Charlotte NC 28213-8206

Dear All Owners,

Your Board of Directors of the Village at College Downs would like to inform and invite you to attend, either in person or by proxy, the annual meeting of our association. The annual homeowners meeting for homeowners or their duly appointed agent will be held only at the time and place indicated below:

Date: Monday, November 10, 2014
Time: 7:00 P.M.
Location: University Hills Baptist Church
1500 Suther Road
Charlotte, NC 28213

It has been quite a busy year. We have made progress in several areas, and have started and or completed several large projects in the complex this year. On a budget note: your HOA Board has worked with our vendors to maintain and control costs of services provided and have been able to absorb the yearly increases over the last several years in our existing dues; However, as noted in last year's letter, for us to prepare for two very large and expensive projects, The Parking lot repaving project and The Siding replacement/painting project it has become necessary to raise our dues by \$10.00 per month effective January 1, 2015. These additional monies will be set aside specifically for these projects. We will continue our cost cutting practices to minimize future increases in our Dues. Additionally, the grace period for the dues has been shortened to the 10th of the month. Payments received after the 10th of the month will be considered late and charged a late fee of \$35.00. These changes will be reflected in the 2015 coupon books.

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 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.

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.

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,
The Village at College Downs HOA Board of Directors

The Village at College Downs

2014 Projects

2014 Major Projects

Sidewalk (Phase 1)

- repair and replace broken and uneven areas
- Remove tree roots and level sidewalk
- Pressure wash all walk-ways and curbs
- Inspect and repair stoops and landings were needed.

Mail Boxes

- Remove all “newspaper” boxes
- Insert a decorative border
- Replace all numbers
- Repair and/or replace all mail box doors as needed
- Paint all mailbox doors
 - Replace all letters
- Replace all broken brick
- Pressure wash

Pressure Wash

- Inspect and pressure wash as needed to remove mold and dirt from buildings
- As noted above Pressure wash all sidewalks, walk-ways, landings and curbs
- Pressure wash all mailbox structures

Shrub / Bush replacement, Tree and Stump Removal

- Plant shrubs along the property line between Shannon Green and College Downs
- Replace dying or dead shrubs
- Re-place ground cover to control erosion
- Remove and grind the stumps of dying or broken trees.
- (note: as a preventive measure we have removed several trees from the property that due to the amount of rain and wind this summer were starting to lean and threaten our buildings.)

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 10, 2014* 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 any time, 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, 2014* to:

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

The Village at College Downs
How Our Monthly HOA Dues are Spent
2014

CATEGORY	% of Every Dollar	Actural Dollar
Administrative		
Administrative Services	1.1%	\$ 1.73
Banking	0.3%	\$ 0.53
Insurance Expense	21.1%	\$ 32.69
Legal	2.5%	\$ 3.95
Property Management Fees		
Office Supplies	0.2%	\$ 0.31
Postage and Delivery	0.1%	\$ 0.16
Property Management Fees	6.2%	\$ 9.58
Post Office Box	0.1%	\$ 0.09
Telephone/ Internet Expense	0.6%	\$ 0.89
Web Page	0.2%	\$ 0.30
Total Administrative	32.4%	\$ 50.23
Common Area Maintenance		
Infrastructure		
Total Mail Box Structure	7.4%	\$ 11.47
Parking lot	0.2%	\$ 0.33
Total Side Walks / Landings	14.9%	\$ 23.11
Water Mains	0.6%	\$ 0.99
Total Infrastructure	23.2%	\$ 35.90
Landscaping and Groundskeeping		
Monthly Contract Fee	13.8%	\$ 21.39
Special landscaping / lawn care		
Front Entrance	0.1%	\$ 0.08
Removal of Shurbs, grasses, etc	1.5%	\$ 2.35
Specialty plantings Trees / Shurbs	2.9%	\$ 4.56
Mulch / Pine Straw	3.9%	\$ 6.04
Total Special landscaping / lawn care	6.3%	\$ 9.81
Tree Trimming/Removal - Other	1.1%	\$ 1.73
Storm Tree Removal	1.1%	\$ 1.65
Total Landscaping and Groundskeeping	30.7%	\$ 47.60
Roll Out Removal	1.1%	\$ 1.68
Trash Pick-up	0.7%	\$ 1.04
Total Common Area Maintenance	55.6%	\$ 86.23
Utilities		
Electric	2.6%	\$ 3.96
Yes Energy - Phone/Trip fees	1.0%	\$ 1.60
Water/Sewer		
Fire Line	0.1%	\$ 0.16
Storm Water	3.2%	\$ 4.98
Total Utilities	6.9%	\$ 10.69
Future Reserves	5.1%	\$ 7.91