



P. O. Box 484  
Newell, NC 28126  
(704)-578-6583  
collegedowns@collegedowns.net

October 15, 2019

The Village at Collegedowns  
P. O. Box 484  
Newell NC, 28126

Dear Homeowner;

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 11, 2019  
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@collegedowns.net](mailto:collegedowns@collegedowns.net)

If you cannot attend this meeting, to ensure 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).

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

Enclosures

**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 11, 2019* 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 10, 2019* to:      The Village at College Downs  
P. O. Box 484  
Newell, NC 28126  
or  
collegedowns@collegedowns.net

**The Village at College Downs**  
**Profit & Loss**  
**Total FY 2019 Through September 2019**

	<u>Jul 19</u>	<u>Aug 19</u>	<u>Sep 19</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>ISTA Reimbursement- Water/Sewer</b>	2,172.16	1,618.22	1,903.81	18,236.32
<b>Maintenance Fee Reimbursement</b>				
<b>Roll Out Reimbursement</b>	0.00	50.00	0.00	100.00
<b>Total Maintenance Fee Reimbursement</b>	0.00	50.00	0.00	100.00
<b>Monthly HOA Dues</b>				
<b>HOA Dues Late Fee</b>	0.00	20.00	35.00	610.00
<b>Monthly HOA Dues - Other</b>	10,640.00	10,450.00	10,640.00	110,365.80
<b>Total Monthly HOA Dues</b>	10,640.00	10,470.00	10,675.00	110,975.80
<b>HOA Rules Violation Fine</b>	100.00	115.00	0.00	2,070.00
<b>Total Income</b>	12,912.16	12,253.22	12,578.81	131,382.12
<b>Expense</b>				
<b>Administrative</b>				
<b>Insurance Expense</b>	13,705.00	0.00	0.00	27,410.00
<b>Legal</b>				
<b>Home Owner Expense</b>				
<b>Fees for Professional Service</b>	124.00	0.00	0.00	394.00
<b>Pacer Search-Bankruptcy Search</b>	0.00	0.00	0.00	20.00
<b>Foreclosure, Stage 2</b>	0.00	0.00	0.00	240.00
<b>Foreclosure, Stage 4</b>	0.00	0.00	413.00	563.00
<b>Public Notice</b>	0.00	0.00	0.00	325.00
<b>Address Verification</b>	0.00	0.00	0.00	20.00
<b>Certified Mail</b>	0.00	0.00	0.00	6.03
<b>Filing Fees</b>	0.00	0.00	0.00	330.00
<b>Total Home Owner Expense</b>	124.00	0.00	413.00	1,898.03
<b>Total Legal</b>	124.00	0.00	413.00	1,898.03
<b>Property Management</b>				
<b>Coupon Books</b>	0.00	0.00	0.00	275.38
<b>Property Management Fees</b>				
<b>Bonus</b>	0.00	0.00	0.00	2,400.00
<b>Office Supplies</b>				
<b>Total Office Supplies</b>	0.00	0.00	0.00	60.04
<b>Postage and Delivery</b>	0.00	0.00	0.00	110.00
<b>Property Management Fees - Other</b>	785.00	785.00	785.00	7,065.00
<b>Total Property Management Fees</b>	785.00	785.00	785.00	9,635.04
<b>Total Property Management</b>	785.00	785.00	785.00	9,910.42
<b>Post Office Box</b>	80.00	0.00	0.00	80.00
<b>Telephone/ Internet Expense</b>	88.97	88.97	88.97	800.74
<b>Web Page / email access</b>	49.03	49.03	49.03	441.26
<b>Total Administrative</b>	14,832.00	923.00	1,336.00	40,540.45
<b>Building Maintenance</b>				

<b>Foundation Inspection / Repair</b>				
<b>Foundation Repair-9416-C</b>	0.00	0.00	0.00	13,520.00
<b>Total Foundation Inspection / Repair</b>	0.00	0.00	0.00	13,520.00
<b>Building Miscellaneous</b>	0.00	0.00	0.00	284.88
<b>Gutters</b>				
<b>Cleaning</b>	0.00	0.00	0.00	250.00
<b>Total Gutters</b>	0.00	0.00	0.00	250.00
<b>Roof</b>				
<b>Vent Pipes / Boots</b>	0.00	0.00	0.00	250.00
<b>Total Roof</b>	0.00	0.00	0.00	250.00
<b>Siding</b>				
<b>Cleaning</b>	2,400.00	3,900.00	0.00	6,300.00
<b>Total Siding</b>	2,400.00	3,900.00	0.00	6,300.00
<b>Total Building Maintenance</b>	2,400.00	3,900.00	0.00	20,604.88
<b>Common Area Maintenance</b>				
<b>Landscaping and Groundskeeping</b>				
<b>Monthly Contract Fee</b>	1,824.00	0.00	1,824.00	13,224.00
<b>Total Landscaping and Groundskeeping</b>	1,824.00	0.00	1,824.00	13,224.00
<b>Tree Trimming/Removal</b>				
<b>Tree Removal</b>	0.00	0.00	0.00	6,000.00
<b>Tree Trimming</b>	0.00	0.00	0.00	450.00
<b>Total Tree Trimming/Removal</b>	0.00	0.00	0.00	6,450.00
<b>Pest Control</b>				
<b>General Pest Control</b>	0.00	0.00	0.00	450.00
<b>Termite Contract</b>	0.00	0.00	3,344.00	3,344.00
<b>Total Pest Control</b>	0.00	0.00	3,344.00	3,794.00
<b>Roll Out Removal</b>	0.00	0.00	0.00	180.00
<b>Bulk Trash Service</b>	0.00	420.00	300.00	2,035.00
<b>Total Common Area Maintenance</b>	1,824.00	420.00	5,468.00	25,683.00
<b>Utilities</b>				
<b>Electric</b>	247.57	247.37	251.04	2,231.65
<b>YES Energy Management (ISTA)</b>				
<b>YES - Sending Unit Maintenance</b>	0.00	0.00	0.00	1,620.05
<b>YES (Ista) - Telephone</b>	160.14	80.07	80.07	720.63
<b>Total YES Energy Management (ISTA)</b>	160.14	80.07	80.07	2,340.68
<b>Water/Sewer</b>				
<b>Water</b>	914.96	950.71	646.16	7,132.98
<b>Fire Line</b>	14.64	17.31	15.27	140.08
<b>Sewer</b>	2,292.41	2,529.22	1,821.31	18,212.14
<b>Water Fees</b>	81.75	46.75	37.02	684.21
<b>Sewer Fees</b>	198.86	252.63	224.32	1,937.56
<b>Storm Water</b>	403.72	459.26	403.72	3,827.86
<b>Total Water/Sewer</b>	3,906.34	4,255.88	3,147.80	31,934.83
<b>Total Utilities</b>	4,314.05	4,583.32	3,478.91	36,507.16
<b>Total Expense</b>	23,370.05	9,826.32	10,282.91	123,335.49
<b>Net Income</b>	<b>-10,457.89</b>	<b>2,426.90</b>	<b>2,295.90</b>	<b>8,046.63</b>