

VILLAGES OF LEACROFT HOMEOWNERS ASSOCIATION, INC.

**919 Norland Rd
Charlotte, NC 28205
(704) 535-1122**

NOTICE OF ANNUAL MEETING/BUDGET RATIFICATION/ELECTION MEETING

All Members of the Villages of Leacroft Homeowners Association, Inc. are notified that the Annual Meeting of the Association will be held at **Bass Pro Shops, located at Concord Mills (8181 Bass Pro Shops, Concord, NC 28027), on Thursday, November 21, 2013 at 7:00pm. Registration will begin at 6:30 pm.** The purpose of this meeting will be to ratify the 2014 Operating Budget for the Association, elect three (3) Board Members for two year terms, and to discuss other business as may be properly brought before the Association.

Enclosed is a copy of the 2014 Operating Budget that has been approved by the Board of Directors. This budget will raise the Annual Assessment by five dollars to a total of \$485.00, payable in one payment due on or before January 10, 2014. Homeowners may elect to establish a written payment plan with Henderson Properties if necessary. **This budget will be ratified unless 51% of the membership vote to reject the budget.** A quorum is not required to ratify the budget.

The current terms of Paul Greiner, Paula Henrickson, and Beth Degrassi are expiring at the end of this year. All three have been nominated for additional terms and have accepted those nominations. Nominations for qualified homeowners will be taken from the floor or through the attached nomination form as well. All candidates must be in good standing (current with Association dues) **and be willing to serve.** A description of the powers and duties is defined in the Association Bylaws and is additionally described in the [Leacroft Board Member Duties and Responsibilities](#) document; both are available on the Leacroft website: www.leacroft.org. Please mail the nomination form to Nancy Paige at Henderson Properties. The address is at the top of this page.

You are invited to attend in person or by proxy. For your convenience, a Proxy form is enclosed for you to designate someone to attend the meeting and vote on your behalf if you are not able to attend yourself. It is encouraged that you mail your proxy back to Henderson Properties but please do so in sufficient time for it to be received by Henderson no later than Tuesday, November 19, 2013.

Please contact Henderson Properties via email at HOA@HendersonProperties.com or via phone at (704) 535-1122 if you have any questions.

This notice is given the 30th day of October, 2013

On Behalf of the Board of Directors,

Nancy Paige, CMCA
Community Association Manager

Explanation of the 2014 Budget

The enclosed 2014 budget represents a careful assessment of the expected revenue from homeowner/HOA member assessments and a detailed review of anticipated expenses based on prior years' experience and specific needs identified in 2013 by the community and the Board of Directors.

The adopted budget proposes a \$5.00 increase thereby bringing the total annual assessment to \$485.00, which will be due on January 1, 2014. The assessment is delinquent if not paid by January 10, 2014. Both of these provisions are in accordance with the Villages of Leacroft Bylaws and Declaration of Covenants, Conditions and Restrictions (CC&R's). You will receive an invoice from Henderson Properties in December 2013 well in advance of the due date.

Operating Budget:

Increases have been allocated in Landscape expenses as the community has expressed interest in improving the look of our landscaping as it is visible to all during the entire year and has suffered somewhat over the last few years as we have focused on other items. Our HOA management contract has also been altered to reduce the monthly base contract amount and allows for better monitoring of administrative expenses. Finally, we will be engaging another pool management company for the 2014 swim season to take advantage of the savings that have been negotiated with the new firm. These significant savings has allowed us to reallocate those funds to the landscaping contract while keeping the increase in annual assessments minimal.

Reserve Funding:

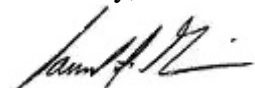
The reserve transfer from operating income has been increased to \$23,000 to address capital expenditure needs anticipated in future years. The new reserve funding amounts are reflective of our research and updating of the reserve study last completed in 2005. After updating, a small "under funding" condition could result in the future if no adjustments are made in the near term. Due to the small increase in annual assessments this year we project the "under-funding" situation to reduce over time therefore virtually eliminating that concern down the road. We will of course continue to monitor this closely in the years ahead. The current reserve funding amount is ~17.5% of the annual assessment income.

With the completion of the parking lot resurfacing, installation of the pool access control system, sealing of various small cracks in the tennis courts, and repair of underground drainage around the pool area, there are no significant planned reserve expenditures for 2014 at this time other than a small amount of work to the liner/tile line on the inside perimeter of the pool.

The entire Board is pleased that we have been able to keep the increase very small for the coming year and wish to thank all of the volunteers of the Association for helping in numerous ways to keep our community a great place to live while assisting in keeping assessments in line with similar communities in our area.

If you have any questions or concerns regarding these or other matters, please contact one of your board members.

Sincerely,



Paul A. Greiner, CMCA, AMS
President - Board of Directors
Villages of Leacroft Homeowners Association, Inc.

Villages of Leacroft Homeowners Association, Inc.

919 Norland Road
Charlotte NC 28205
Phone (704) 535-1122

PROXY

In accordance with Article IV, Section 5 of the Village of Leacroft Homeowners Association, Inc. Bylaws, the undersigned homeowner does hereby constitute and appoint as my true and lawful proxy the following person to vote on my behalf at the Annual Meeting of the **Village of Leacroft Homeowners Association, Inc.** on **Thursday, November 21, 2013**, or any continuance, postponement or adjournments thereof.

Homeowner's Name(s) (please print) _____

Homeowner's Signature(s) _____

Homeowner's Address _____

_____ Check here if you would like the current President of the Board of Directors to vote on your behalf.

OR

Designated Proxy Representative _____

Designated Representative Address _____

Executed this _____ day of _____, 2013.

1) In accordance with Article IV, Section 5(b)&(c) of the Bylaws, the above Member (homeowner) indicates they wish to;

Approve _____ Reject _____ the 2014 Budget as presented, or;

Abstain from Voting on the 2014 Budget as presented _____

2) In accordance with Article IV, Section 5(d) of the Bylaws, in relation to the elections of Board Members, the above Member (homeowner) wishes to vote in the following manner;

Paul Greiner _____ Paula Henrickson _____ Beth Degrassi _____ or;

Withhold a vote for any candidate _____

VILLAGES OF LEACROFT HOMEOWNERS ASSOCIATION, INC.

919 Norland Road

Charlotte, NC 28205

Phone: 704-535-1122, Fax: 704-895-0797

Please return no later than November 19, 2013

Board Nomination Application

I, _____, owner of _____,

hereby submit my name for consideration for nomination for the Board of Directors of the Village of Leacroft Homeowners Association, Inc., the election of which is to be held at the Annual Meeting on Thursday, November 21, 2013 at 7:00 pm.

Signature of Owner _____

Address _____

Date _____

OR

I would like to nominate _____ of
(Print name of Nominee)

_____ (Leacroft Address) for consideration to the Board of Directors of the Village of Leacroft Homeowners Association. I have previously discussed with him/her my intention to nominate them and they have agreed to serve on the Board of Directors if elected and fulfill the duties thereof.

Signature of Owner _____

Address _____

Date _____

Below are the reasons I feel myself or the person named above could benefit the Village of Leacroft Community as a board member;

Villages of Leacroft - 2014 Operating Budget Summary2014
Budget

OPERATING INCOME	
ASSESSMENT AND FEE INCOME	
Association Assessment	130,950
TOTAL OPERATING INCOME	130,950

OPERATING EXPENSES

TOTAL COMMUNITY FUNCTIONS	3,825
TOTAL MAINTENANCE & REPAIRS	2,750
TOTAL PEST CONTROL	250
TOTAL PROFESSIONAL SERVICES	25,550
TOTAL LANDSCAPE	18,700
TOTAL TAXES	50
TOTAL POOL	35,685
TOTAL CLUBHOUSE	2,250
TOTAL OFFICE EXPENSE	1,700
TOTAL INSURANCE	2,405
TOTAL UTILITIES	13,250
TOTAL OPERATING EXPENSES	106,415

NET OPERATING POSITION **24,535****RESERVE FUNDING**

Reserve Trust account Balance as of 12-31-13 (Est.)	25,840
Reserve CD Balance as of 12-31-13 (Est.)	20,850

Reserve Transfers from Operating in 2014 23,000

TOTAL RESERVE FUNDING (Incl. Interest) **23,120**Reserve Funds Balance Total (Est.) **69,810****RESERVE EXPENSES**

Reserve transfer to OP	0
Reserve Fund Expense Pool Reserve	5000.00

TOTAL RESERVE EXPENSES **5000.00****2014 RESERVE INCOME** **18,120****EST RESERVE FUNDS BALANCE AS OF 12-31-14** **64,8100**