

VILLAGES OF LEACROFT HOMEOWNERS ASSOCIATION, INC.  
C/O Henderson Properties  
3030 Latrobe Dr  
Charlotte, NC 28211

NOTICE OF ANNUAL MEETING/BUDGET RATIFICATION/ELECTION MEETING

October 25, 2022

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, (second floor conference room) located at Concord Mills (8181 Bass Pro Shops, Concord, NC 28027), on Wednesday, November 16, 2022. Registration will begin at 6:00pm and the meeting will begin at 7:00pm.** The purpose of this meeting will be to ratify the 2023 Operating and Reserve Budgets for the Association, elect two Board Members for two-year terms, and to discuss other business as may be properly brought before the Association.

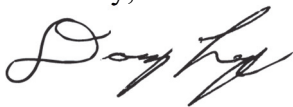
Enclosed is a copy of the 2023 Operating & Reserve budgets that have been approved by the Board of Directors. This budget will raise the Annual Assessment by \$40.00 for 2023 and thus the total annual assessment of \$620.00, will be payable in one payment due on or before January 31, 2023. **This budget will be ratified unless 51% of the membership vote to reject the budget. A quorum is not required to ratify the budget as adopted and presented.**

The current terms of Doug Lape and Travonna Casey are expiring at the end of this year. Doug has been nominated for an additional term however has not formally accepted the nomination. Travonna has elected to not seek another term. Nominations of qualified homeowners will be taken from the floor or through the attached nomination form. All candidates must be in good standing (current with Association dues with no active violations) **and be willing to serve.** A description of the powers and duties is defined in the Association Bylaws available on the Leacroft website: [www.leacroft.org](http://www.leacroft.org). Please mail the nomination form to Chesney Jackson at Henderson Properties. The address is at the top of this page. Please allow sufficient time for its arrival to Henderson no later than November 14<sup>th</sup>, 2022. Alternatively, you can scan your form or take a picture of the form with a smartphone and email to: [chesney.jackson@hendersonassociationmanagement.com](mailto:chesney.jackson@hendersonassociationmanagement.com) before November 14, 2022.

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. **Our bylaws require that at least 28 homeowners be represented at the meeting for quorum requirements to elect Board members.** If necessary, please mail your proxy back to Henderson Properties but please do so in sufficient time for it to be received by Henderson no later than November 14, 2022.

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

Sincerely,



Doug Lape  
President – Board of Directors  
Villages of Leacroft Homeowners Association, Inc.



## Explanation of the 2023 Budget

Dear Villages of Leacroft Homeowner,

The enclosed 2023 budget represents a careful assessment of the expected revenue from member assessments and other sources as well as a detailed review of anticipated expenses based on prior years and specific needs identified in 2022 by community volunteers and your board of directors.

The adopted budget proposes the total annual assessment to be \$620.00. The entire annual assessment is delinquent if not paid by January 31, 2023. Both provisions are in accordance with the Villages of Leacroft Bylaws and Declaration of Covenants, Conditions and Restrictions (CC&R's).

### **Operating Budget:**

The most significant increase in 2024 from prior year is the pool contract which is 11.4% more than 2022. However, due to items discussed below, the Board has revised our normal pool schedule for 2023 to reduce the total number of hours of operation an hour or so a day, most of the operating days. The proposal from Trident made using the same hours was 22% higher than 2022 and the reasons are significant increases in chemicals, fuel, and of course labor costs. We are all aware that labor costs have been increasing for the last 12 months and that, along with commodity increases globally, were certain to be a factor for this year.

### **Reserve Funding:**

The reserve transfer from operating income has decreased slightly to \$29,000 and represents about 16.7% of the overall 2023 budget. We feel this is the prudent choice and is required to keep our amenities looking attractive and functioning properly well into the future and to be able to replace those items when they reach the end of their useful lives. We will of course continue to monitor long term capital needs closely in the years ahead.

If you have any questions or concerns regarding these or other matters, please attend the annual meeting as these items, as well as others will be covered at that time.

On behalf of the Board of Directors,

Paul A. Greiner, CMCA, AMS, PCAM  
Treasurer  
Villages of Leacroft Homeowners Association, Inc.

# Villages of Leacroft Homeowners Association, Inc.

C/O Henderson Properties  
3030 Latrobe Drive, Charlotte, NC 28211  
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 **November 16, 2022**, or any continuance, postponement or adjournments thereof.

Homeowner's Name(s) (please print) \_\_\_\_\_

\_\_\_\_\_

Homeowner's Signature(s) \_\_\_\_\_

\_\_\_\_\_

Homeowner's Address \_\_\_\_\_

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\_\_\_\_\_ **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 \_\_\_\_\_, 2021.

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

Approve \_\_\_\_\_ Reject \_\_\_\_\_ the 2023 Budget as presented, or;

Abstain from Voting on the 2023 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;**

Doug Lape \_\_\_\_\_ (Print Name) \_\_\_\_\_ (Print Name)

or; Withhold a vote for any candidate \_\_\_\_\_

**VILLAGES OF LEACROFT HOMEOWNERS ASSOCIATION, INC.**

C/O Henderson Properties  
3030 Latrobe Drive, Charlotte, NC 28211  
Phone: 704-535-1122, Fax: 704-895-0797

**Please return no later than November 14, 2022**

**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 November 16, 2022.

Signature of Owner \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_

**OR**

I would like to nominate \_\_\_\_\_ owner 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....

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## Leacroft 2023 Budget

Description	2023 Budget
OPERATING INCOME	
ASSESSMENT AND FEE INCOME	
Association Assessments	173,600
NET ASSOCIATION INCOME	173,600
OTHER INCOME	
Pool Income	0
TOTAL OTHER INCOME	0
RES trans from OP -	(29,000)
TOTAL OPERATING INCOME	144,600
OPERATING EXPENSES	
COMMUNITY FUNCTIONS	
Website	100
Welcome Committee	250
Storage Rental	0
Social Committee	3,750
Meetings & Entertain	125
TOTAL COMMUNITY FUNC	4,225
BUILDING MAINTENANCE & REPAIRS	
Keys/Fobs	125
Common Area Maintena	1,000
Plumbing - Rprs/Main	950
Electrical Repair	350
Fence	800
Maintenance General	1,500
TOTAL MAINTENANCE &	4,725
PEST CONTROL	
Clubhouse Pest Contr	975
TOTAL PEST CONTROL	975
PROFESSIONAL SERVICES	
Administrative Fees	3,750
Management Contract	20,857
Legal Fees	1,750
Accounting Fees	375
TOTAL PROFESSIONAL S	26,732

LANDSCAPE	
Landscape - Trees	2,500
Landscape - Contract	20,921
Landscape - Improvem	0
Landscape - Irrigati	750
Landscape - Lighting	500
Landscape - Flowers	1,500
<u>Landscape - Mulch/Pi</u>	<u>1,500</u>
TOTAL LANDSCAPE	27,671
POOL	
Pool - Contract	50,505
Pool - Repairs	0
Pool - Supplies	500
Pool - COVID-19 Expe	0
Pool - Permit	325
Pool - Phone	1,200
<u>Pool - Furniture/Acc</u>	<u>750</u>
TOTAL POOL	53,280
COMMON AREA/CLUBHOUSE	
Playground Equip/Rep	500
Playground Mulch	650
<u>Tennis Court - Repai</u>	<u>0</u>
TOTAL COMMON AREA/CL	1,150
OFFICE EXPENSE	
<u>Postage and Supplies</u>	<u>3,000</u>
TOTAL OFFICE EXPENSE	3,000
INSURANCE	
<u>Insurance Premiums</u>	<u>9,875</u>
TOTAL INSURANCE	9,875
UTILITIES	
Electricity	7,100
Water & Sewer	3,600
<u>Phone/WiFi</u>	<u>1,200</u>
TOTAL UTILITIES	11,900
SECURITY	
Security Contract an	450
<u>Security Repair</u>	<u>400</u>

TOTAL SECURITY	850
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TOTAL OPERATING EXPE	144,383
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<b>NET OPERATING INCOME</b>	<b><u>217</u></b>
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