

Clairmont Manor HOA
www.clairmontmanor.com

2021 HOA letter.

Hi Everyone!

Annual members meeting;

The HOA bylaws require the Board of Directors to hold an annual meeting of the members on the second Tuesday of March.

Accordingly, the 2022 meeting will be held on **8 March 2022 at 7PM**. The location of the meeting is **Pepper's Grill, 791 Madison Road, Culpeper VA 22701**

Included as agenda items for the meeting will be approval of the 2022 budget and the election of Board Members.

The bylaws require a majority (38) of the voting membership, constituting a quorum, in order to approve the annual budget and to elect board members. Traditionally, we never have that many members attending the annual meeting, therefore to achieve the necessary quorum please review, complete and return the attached Directors Voting Sheet and Budget approval form.

Once we have the votes tallied, the new Board will elect the President, Secretary and Treasurer as well as appoint the 2022 members of the Architecture Control Committee. We will post the new Board Members on our web site. www.Clairmontmanor.com

We need you to vote for those willing to serve on the Board and to approve the Annual budget prior to or at the annual meeting.

Accomplishments this past year;

1. We Reviewed our Five Year Plan as required by the State of VA in order to prepare next year's annual budget. Based on this year's expenditures and net income as well as the current state of our entrance wall and fence, we determined there are no changes required to our Five Year Plan. This plan is posted on our web site. www.Clairmontmanor.com
2. The 2022 annual budget is attached for your review and approval. Our budget remains relatively consistent from year to year as our income and annual expenses remain fairly constant. The actual expenses during 2021 resulted in a net income of \$190 vs the planned net income of \$355. A complete financial report will be available for review at the annual meeting and will be posted on our web site. www.Clairmontmanor.com

3. We submitted an annual report to the State of VA which brings us into compliance with the requirements of the State of Virginia laws governing Common Interest Communities (HOAs) and the State Board that oversees those communities.

4. We reported to the VA state road several rusted out culverts that are in need of repair. They acknowledged the locations and have not yet let us know when they will schedule repairs.

Should you want to bring up new business or have any other concerns or suggestions on how we can make our community a better and safer place to live, please let us know by writing a note attached to your voting sheet or bring it up during the annual meeting. You can also contact the Board Members via phone or email (clairmonthoa@gmail.com).

Thanks for paying your assessments on time, driving within the speed limit on our narrow roads where we all enjoy walking and for being neighborly to one another. Also thanks in advance for returning your voting sheets.

Clairmont Manor HOA Board Members