

# NOTICE OF THE 2022 ANNUAL MEETING OF SILVER CREEK RANCH PROPERTY OWNERS' ASSOCIATION, INC

**To:** All Members

**From:** Silver Creek Ranch Board of Directors;  
Urania Murillo, Community Association Manager

**Re:** 2022 Annual Meeting Notice – Annual Meeting Date: **August 17, 2022 @7:00 PM**

**Date:** 06/30/2022

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## Notice of Annual Meeting

This letter serves as notice that the Association's annual meeting will be held on August 17th, 2022, at 7:00 PM. This meeting will be held in-person, at: 1080 Aspen Dr., Lithia Springs GA 30122. **The meeting will be held in person. A traditional vote process for voting for Board members will be conducted. The vote for the three (3) open Board position[s] will be conducted in person by written ballot at the time of the annual meeting, by a vote of those attending the meeting in person or by proxy.**

The purpose of this letter is to request that owners nominate themselves or others in advance so that potential candidates can be placed on the written ballot that will be circulated along with the upcoming meeting notice, and so that some basic information which those nominees may provide can be circulated for membership consideration ahead of the meeting. Please submit your nominations via email to Urania Murillo at support@myardent.com, **by no later than 3:00 p.m. on August 5, 2022, in order to take advantage of this advance nomination process.** Please include a brief written statement about yourself and why you would like to serve on the Board of Directors. **A form has been provided for this purpose – if you did not receive it, please reach out to Urania Murillo.** Any statements will also be circulated with the ballot used at the time of the meeting, and further notice of the annual meeting.

If you nominate someone other than yourself during this process, in order to have their advance nominations confirmed and be part of this process, and that individual must respond by either the end of the nomination period or three days after the Association reaches out to confirm nomination (whichever is later). Otherwise, those nominations will not be included as candidates on the ballot, but any member can run from the floor at the time of the annual meeting.

Please note that at the time of the annual meeting, if you were not nominated during this process, the Association will also accept floor nominations for Board candidates just ahead of the vote as well, who can then be written in during the vote.

**Let's see everyone at the annual meeting. Please vote for a SCR Board members, it's important!**

**SILVER CREEK RANCH ASSOCIATION, INC.**  
**BOARD OF DIRECTORS CANDIDATE APPLICATION**

PO BOX 28100 • Sandy Springs, GA 30358  
Fax: 404-969-4698 Email: support@MyArdent.com

There are three (3) openings available on the Board of Directors for Silver Creek Ranch POA. If you are interested in serving on the Board of Directors or would like to nominate a homeowner, please fill out form and email form at support@myardent.com.

NAME: \_\_\_\_\_

PHONE #: \_\_\_\_\_ E-MAIL ADDRESS: \_\_\_\_\_

(1) Community Association Experience/ Board of Directors Experience:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(2) Business or Job Related Activity/Experience:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(3) Additionally, I believe I can serve the community extremely well because:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(4) I have been a homeowner at Silver Creek Ranch since \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**SILVER CREEK RANCH HOMEOWNERS ASSOCIATION, INC.**

**2022 ANNUAL MEETING PROXY**

**AUGUST 17, 2022**

The undersigned is/are the record owners of the Lot/Address described below which is located in the Silver Creek Ranch Subdivision. Each Member shall be entitled to **ONE** vote for each Lot Owned. No more than one vote shall be cast with respect to any Lot, even where more than one Member owns a Lot. In the event of multiple owners of a Lot, any one owner or Member may sign the proxy, but the exercise of voting rights for that Lot shall still be considered to be as if exercised by a single member for all purposes, including revocation of the proxy. In the event of my/our absence at the special meeting I/we hereby appoint as my proxy to:

( ) President of the Silver Creek Ranch Homeowners Association, Inc. Board of Directors

As my proxy holder to vote and otherwise represent all my/our membership voting rights at the Silver Creek Ranch Homeowners Association's Annual Meeting to be held on August 17, 2022, at 7PM, and any continuation or adjournment thereof, and to represent, vote or otherwise act for me/us for all matters that may rightfully come before the members. I/we understand that if I/we attend the event, register and vote at the meeting, this proxy form will be revoked and automatically cease. This proxy form shall further automatically cease upon (a) conveyance of my Lot such that I own no Lots within the Subdivision at the time the referenced annual meeting is held; (b) receipt by the Secretary of the Association or his designee of a revocation signed by me; (c) receipt by the Secretary of the Association or his designee of a subsequent proxy form signed by the member for this Lot; (d) receipt of notice by the Secretary of the Association or his designee of my death or judicially declared incompetence; or (e) upon the expiration of 11 months from the date of this proxy. This proxy and the authority represented herein shall include and, without limitation, shall specifically concern and be executed for the following matters: Voting of and upon the election of Board Members at the Association's annual meeting as described herein and above.

**TO BE RECEIVED NO LATER THAN AUGUST 10, 2022**

Name(s) of Title Holder/Member \_\_\_\_\_

Street Address of Silver Creek Ranch Lot(s) \_\_\_\_\_

Member Signature \_\_\_\_\_ Date \_\_\_\_\_

Please give proxy to holder or mail to Silver Creek Ranch POA, Inc  
PO Box 28100, Atlanta, GA 30358

**AGENDA FOR THE 2022 ANNUAL MEETING OF THE  
SILVER CREEK RANCH HOMEOWNERS' ASSOCIATION, INC.**

- Call to Order: 7:00 pm
- Establish quorum
- Introductions and openings remarks
- Presentation of the budget run through
- Common Area accomplishments and work in progress
- Each nominee is permitted to briefly speak
- Election of Board
- Election results
- Adjournment

<b>Silver Creek Ranch Homeowners Association, Inc.</b>				
	<b>Account</b>	<b>Description</b>	<b>2021 Budget</b>	<b>2022 Budget</b>
<b>Operating Accounts</b>				
<b>Income Accounts</b>				
	20-0301-00	Association Fees	\$96,937.00	\$107,085.00
<b>Income Accounts Total</b>			<b>\$96,937.00</b>	<b>\$107,085.00</b>
<b>Expense Accounts</b>				
<b>General Expenses</b>				
	50-0450-00	Management Fee	\$13,200.00	\$18,444.00
	50-0460-00	Property Insurance	\$19,714.32	\$22,500.00
	50-0529-00	Miscellaneous Admin. Expenses	\$6,000.00	\$6,000.00
	50-0535-00	Internet	\$975.00	\$975.00
<b>Utility Expenses</b>				
	52-0400-00	Electricity	\$6,300.00	\$6,300.00
	52-0410-00	Water & Sewage	\$5,500.00	\$7,000.00
	52-0514-00	Telephone	\$800.00	\$800.00
<b>Grounds Expenses</b>				
	54-0600-00	Landscape Maintenance Contract	\$14,100.00	\$14,946.00
	54-0629-00	Pine Straw/Mulch	\$0.00	\$2,200.00
	54-0647-00	Backflow Meter	\$0.00	\$340.00
<b>Pool Expenses</b>				
	56-0650-00	Pool Maintenance Contract	\$4,500.00	\$5,280.00
	56-0658-00	Pool Repairs/Supplies	\$0.00	\$500.00
	56-0659-00	Gate Access Repairs	\$0.00	\$500.00
	56-0660-00	Pool Permit	\$0.00	\$475.00
	56-0665-00	Rec Area Keys	\$200.00	\$200.00
	56-0722-00	Clubhouse Security Monitoring	\$265.00	\$265.00
<b>Tennis Expenses</b>				
	58-0670-00	Tennis Courts Maint. Supplies/Repairs	\$5,000.00	\$2,000.00
<b>Legal Expenses</b>				
	60-0470-00	Legal Fees	\$8,000.00	\$13,500.00
<b>Maintenance Expenses</b>				
	62-0789-00	General Repairs and Maintenance	\$1,500.00	\$1,500.00
<b>Tax Expenses</b>				
	70-0481-00	Accounting/Tax Services	\$300.00	\$300.00
<b>New</b>				
<b>Expense Accounts Total</b>			<b>\$86,354.32</b>	<b>\$104,025.00</b>
<b>Operating Accounts Net</b>			<b>\$10,582.68</b>	<b>\$3,060.00</b>