

**WEDDINGTON CHASE NEIGHBORHOOD ASSOCIATION, INC.**  
**c/o Greenway Realty Management**

*833 East Blvd. Charlotte NC 28203 • 704-940-0847 • Fax 704-944-0005*

**Weddington Chase Homeowners Association Inc**

**\*\*IMPORTANT\*\***

**\*NOTICE\***

**October 13, 2021**

**THIS PACKET CONSISTS OF THE FOLLOWING:**

1. Notice of your **November 4, 2021** ANNUAL MEETING being held at **7:00 PM** at The Weddington Chase Clubhouse, 8001 Stonehaven Drive, Marvin, NC 28173
2. A copy of the Annual Meeting Agenda
3. A copy of the 2020 Annual Meeting Minutes
4. A copy of the proposed Annual Budget for 2022
5. Proxy for the Annual Meeting should you not be able to attend.

**WEDDINGTON CHASE NEIGHBORHOOD ASSOCIATION, INC.**  
**c/o Greenway Realty Management**

*833 East Blvd. Charlotte NC 28203 • 704-940-0847 • Fax 704-944-0005*

**ANNUAL MEETING  
&**

**BOARD ELECTION**

**November 4, 2021**

**7:00 PM**

**8001 Stonehaven Drive  
Marvin NC 28173**

**To nominate someone for the Board, please ask his/her permission and send or fax his/her name to Greenway Realty. The nominee will need to be present at the Annual Meeting.**

**Management Company**

Greenway Realty Management

833 East Blvd., Charlotte, NC 28203

Contact: Debbie Griffin

Telephone: 704-940-0847 Fax: 704-944-0005

Repairs & Maintenance: 704-940-0847 After Hours: 704-940-0847

Normal Office Hours: 9:00 am – 5:00 pm; Monday thru Friday

**WEDDINGTON CHASE NEIGHBORHOOD ASSOCIATION, INC.**  
**c/o Greenway Realty Management**

*833 East Blvd. Charlotte NC 28203 • 704-940-0847 • Fax 704-944-0005*

**Annual Meeting Agenda**  
**November 4, 2021**

- I. CALLING THE ROSTER
- II. READING AND APPROVAL OF THE 2020 ANNUAL MEETING MINUTES
- III. PRESIDENT, TREASURER & COMMITTEE REPORTS
- IV. RATIFICATION OF THE 2022 BUDGET
- V. ELECTION OF NEW BOARD MEMBERS
  - A. REPORT OF NOMINATING COMMITTEE
  - B. NOMINATIONS FROM THE FLOOR
  - C. ELECTIONS
- VI. NEW BUSINESS/ OPEN FORUM
- VII. ADJOURNMENT

**WEDDINGTON CHASE NEIGHBORHOOD ASSOCIATION, INC.**  
**c/o Greenway Realty Management**

*833 East Blvd. Charlotte NC 28203 • 704-940-0847 • Fax 704-944-0005*

**Annual and Budget Ratification Meeting**  
**November 5, 2020**  
**7pm**

Tom Becker called meeting to order 7:05pm

James Turner called a Point of Order that meeting was invalid because notice was mailed 3 days in excess of 30 days mandated in bylaws.

Meeting adjourned to later date.

**Weddington Chase Virtual Informational Session in Lieu of Annual Meeting**  
**December 15, 2020**

Debbie Griffin welcomed everyone and went over meeting procedures. She introduced Mike Hunter, counsel for Weddington Chase with Offit Kurman, who explained the virtual meeting, how quorum will be established and voting will occur via written ballot. Mr. Hunter answered questions from the membership.

Tom Becker reviewed the agenda.

John Tsefrikas reviewed the financials and the proposed 2021 budget. Mr. Tsefrikas answered questions from the membership.

Tom Becker thanked all volunteers, committee chairs and special project leaders.

Mr. Becker gave a brief reminder about fitness center protocols and to be a good neighbor and clean up after yourself. He introduced Smith Grounds as the new landscaper for 2021, discussed \$5000 from Publix to be used for a path connecting the two properties, new street signs will be installed, and the ARC committee has received and approved 84 applications.

Mr. Becker discussed the safety survey, which is available to all members. Cameras and additional lighting will be persued. Additional signage, additional amenity fencing and entrance gates will not. Questions about the apartments being built across the street were answered.

**WEDDINGTON CHASE NEIGHBORHOOD ASSOCIATION, INC.**  
**c/o Greenway Realty Management**

---

*833 East Blvd. Charlotte NC 28203 • 704-940-0847 • Fax 704-944-0005*

2021 Goals- New updated reserve study and updating the governing documents.

The Board answered questions from the chat.

Tom Becker reminded everyone to turn in their ballots. It will be used to establish quorum, approve minutes, ratify budget and elect Board members. Brian Beierwaltes removed himself from the ballot. If there are no write in candidates on the ballots due January 4, 2021 Mark Estock will be re-elected and Earl Beglin will be elected.

Meeting ended.

Ballots are being collected until January 4, 2021. They will be tabulated and results distributed.

Ballots were collected. Quorum was established, minutes approved and budget ratified.

**WEDDINGTON CHASE NEIGHBORHOOD ASSOCIATION, INC.**  
**c/o Greenway Realty Management**

833 East Blvd. Charlotte NC 28203 • 704-940-0847 • Fax 704-944-0005

	Account	Description	2021 Budget	2022 Budget
<b>Operating Accounts</b>				
<b>Income Accounts</b>				
<b>INCOME</b>				
	40-4000-00	Dues Income	\$401,298.00	\$429,998.00
	41-4108-00	Violation Fees	\$0.00	\$200.00
	41-4110-00	Keys, Fobs, Parking Passes	\$500.00	\$0.00
	41-4150-00	Clubhouse/Pavilion Rental	\$3,100.00	\$2,000.00
<b>RESERVE TRANSFERS</b>				
	42-4200-00	Transfer to General Reserves	-\$110,710.86	-\$113,081.98
<b>Income Accounts Total</b>			<b>\$294,187.14</b>	<b>\$319,116.02</b>
<b>Expense Accounts</b>				
<b>ADMINISTRATIVE/OPERATIONS</b>				
	50-5002-00	Administrative Expense	\$2,000.00	\$1,000.00
	50-5006-00	Office Supplies	\$1,600.00	\$1,600.00
	50-5008-00	Postage	\$1,000.00	\$1,000.00
	50-5016-00	Coupon Books	\$0.00	\$300.00
	50-5066-00	Holiday/Party Decorations	\$7,000.00	\$7,000.00
	50-5068-00	Social Committee	\$5,500.00	\$5,500.00
	50-5072-00	Security Cameras	\$0.00	\$6,000.00
<b>INSURANCE</b>				
	51-5100-00	Insurance Premiums	\$11,500.00	\$11,700.00
<b>PROFESSIONAL SERVICES</b>				
	52-5200-00	Legal Services	\$1,500.00	\$5,000.00
	52-5210-00	Accounting Services	\$250.00	\$260.00
	52-5220-00	Greenway Management Services	\$20,227.14	\$20,326.02
	52-5250-00	Security Services	\$5,100.00	\$5,100.00
<b>MUNICIPALITY EXPENSES / UTILITIES</b>				
	58-5800-00	Electric / Power Utility	\$34,000.00	\$34,000.00
	58-5810-00	Gas Utility	\$200.00	\$200.00
	58-5824-00	Water Utility	\$10,000.00	\$12,000.00
	58-5860-00	Telecommunications	\$2,800.00	\$2,800.00
<b>MAINTENANCE &amp; REPAIRS</b>				
	68-6810-00	Exterior Maintenance	\$2,000.00	\$3,000.00
	68-6822-00	Plumbing Repair and Maintenance	\$300.00	\$300.00
	68-6834-00	Electrical Repair and Maintenance	\$1,000.00	\$1,400.00
	68-6836-00	HVAC Repair and Maintenance	\$2,000.00	\$2,000.00
	68-6860-00	Fence Repairs and Replacement	\$400.00	\$400.00
	68-6868-00	Keys, Locks, Fobs	\$200.00	\$400.00
	68-6870-00	Gate Repair and Maintenance	\$400.00	\$400.00

**WEDDINGTON CHASE NEIGHBORHOOD ASSOCIATION, INC.**  
**c/o Greenway Realty Management**

833 East Blvd. Charlotte NC 28203 • 704-940-0847 • Fax 704-944-0005

	68-6876-00	Exterminator - Non contract	\$1,000.00	\$0.00
	68-6880-00	Doggie Depot Stations-Maint	\$960.00	\$960.00
	68-6882-00	Janitorial Supplies/Light Bulbs	\$1,500.00	\$1,500.00
	68-6888-00	Irrigation Maintenance & Repair	\$6,000.00	\$6,000.00
	68-6890-00	Well - Maintenance and Repairs	\$350.00	\$1,000.00
	68-6894-00	Life Safety-Sprinkler, Inspections & Services	\$1,000.00	\$1,000.00
<b>THIRD PARTY CONTRACTS</b>				
	69-6930-00	Exterminator Contract	\$0.00	\$1,000.00
	69-6948-00	Janitorial Contract	\$6,000.00	\$6,000.00
	69-6964-04	Alarm System Monitoring	\$2,350.00	\$2,350.00
<b>GROUNDS MAINTENANCE</b>				
	70-7000-00	Landscape Contract	\$79,200.00	\$109,520.00
	70-7022-00	Landscape - Flowers	\$7,750.00	\$0.00
	70-7024-00	Landscape - Pine Needles/Straw	\$20,000.00	\$0.00
	70-7026-00	Landscape - Other	\$2,000.00	\$0.00
	70-7032-00	Tree Maintenance	\$2,500.00	\$2,500.00
	70-7050-00	Grounds Trash Pick Up & Maint	\$150.00	\$0.00
<b>PROPERTY AMENITIES</b>				
	72-7200-00	Pool Service Contract	\$41,000.00	\$50,000.00
	72-7202-00	Pool Maintenance	\$1,000.00	\$2,500.00
	72-7204-00	Pool Permits	\$550.00	\$700.00
	72-7212-00	Pool (Other)	\$0.00	\$3,000.00
	72-7220-00	Fitness Equipment Repairs	\$1,200.00	\$1,200.00
	72-7230-00	Tennis Courts	\$3,000.00	\$2,000.00
	72-7250-00	Clubhouse/Pavilion Maintenance	\$3,500.00	\$3,000.00
	72-7260-00	Property Signs / Informational	\$200.00	\$200.00
	72-7284-00	Fountain Maintenance	\$4,000.00	\$3,000.00
<b>Expense Accounts Total</b>			<b>\$294,187.14</b>	<b>\$319,116.02</b>
<b>Operating Accounts Net</b>			<b>\$0.00</b>	<b>\$0.00</b>

**WEDDINGTON CHASE NEIGHBORHOOD ASSOCIATION, INC.**  
**c/o Greenway Realty Management**

*833 East Blvd. Charlotte NC 28203 • 704-940-0847 • Fax 704-944-0005*

**Weddington Chase Homeowners Association Inc.**  
**PROXY**

The undersigned member of Weddington Chase Homeowners Association Inc, a North Carolina non-profit corporation, hereby constitutes and appoints: (check one)

\_\_\_\_\_ Weddington Chase Homeowners Association President **OR**

\_\_\_\_\_ (Another Member or Director of Weddington Chase), **AND**

\_\_\_\_\_ ( I am directing my proxy to vote for listed member)

as proxy, with full power of substitution to act, vote, and execute consents with respect to all of my voting rights in the said corporation, as fully and to the same extent as I might do myself, at the Election of Board Member Meeting of the members of the said corporation to be held on the **4<sup>th</sup> day of November, 2021 at 7:00 pm** and at any adjournments thereof. I may revoke this proxy at any time. If not revoked, it shall continue in full force and effect until the final adjournment of the aforesaid Board Election Meeting.

Dated: \_\_\_\_\_

\_\_\_\_\_ (Signature of Owner)

\_\_\_\_\_ (Print Name)

\_\_\_\_\_ (Property Address of Owner)

**Please Mail, Scan or Fax by November 4, 2021**  
**Greenway Realty Management,**  
**PO Box 11997, Charlotte, NC 28220-1997 Fax: 704-944-0005**  
**Email: [Debbie@greenwayrm.com](mailto:Debbie@greenwayrm.com)**



**WEDDINGTON CHASE NEIGHBORHOOD ASSOCIATION, INC.**  
**c/o Greenway Realty Management**

*833 East Blvd. Charlotte NC 28203 • 704-940-0847 • Fax 704-944-0005*

**Application for the Weddington Chase Board of Directors**

If you would like to nominate someone for the Board of Directors, please be sure that you have their permission. The enclosed application form should be completed by the nominee and returned to Greenway Realty no later than November 4, 2021 . **All voting will be done in person or by proxy at the Annual Meeting.** The nominee will need to be present at the meeting to accept the nomination.

Nominee: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/email: \_\_\_\_\_

Please state any Past experience you have had on previous HOA Boards:

---

---

---

---

Why would you like to serve on the Board of Directors?

---

---

---

---

What are your goals should you be elected to the Board of Directors?

---

---

---

---