

Villages at Back Creek

Annual Community Meeting

Upcoming Projects & Announcements · May 7, 2026

Welcome, Residents & Renters!

SECTION 01

2025 Year End Financials

A look at how our community dollars
were managed this past year.

2025 Financial Overview

Fiscal Year Summary

TOTAL CASH YE

\$240,760

Operating: \$189,664

Reserves: \$51,097

TOTAL INCOME

\$853,324

Budget: \$773,851

+\$79,473 vs budget

SPECIAL ASSESSMENT

\$12,200

Unbudgeted income

Not in original budget

Top 3 Budget Categories · Over 75% of Total Budget

1 Utilities

\$374,076

48.3% of budget

Nearly half the entire budget. Water/sewer (\$264K), electricity, trash & pool phone.

2 Administrative

\$217,944

28.2% of budget

Insurance (\$167K budgeted), management fees, legal/accounting & admin costs.

3 Maintenance & Repairs

\$84,000

10.9% of budget

Plumbing and general maintenance.

Utilities 48.3%

Administrative 28.2%

Maintenance 10.9%

Other 12.6%

SECTION 02

Upcoming Projects

Here's what we have planned to improve our community this year.

Pressure Washing

Scheduled building & surface cleaning

What's Being Cleaned

Townhome exteriors and porches will be pressure washed.

Monitoring City Water Restrictions

We are actively monitoring Charlotte city water restrictions.

Status:

May start — pending city water restriction clearance. Watch for community notices!

What to Expect as a Resident or Renter

You may see crews and equipment in common areas on wash days.

Move personal items away from building exterior before scheduled date.

Email management with any questions or concerns.

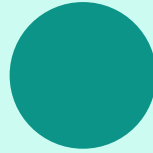
Home Maintenance & Repairs

Keeping every home in great shape



Exterior Repairs

The HOA will assess and address exterior structural issues on homes.



Shutter Painting

Shutters across the community will be refreshed with a new coat of paint. This is a cosmetic improvement that adds curb appeal for everyone.



Post-Pressure Washing

This maintenance will occur post pressure washing.

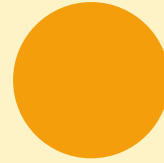
Parking Lot Painting

Refreshing lines & reminding residents of the parking policy



Refreshing Parking Lot Lines

Faded lines throughout the parking areas will be repainted for clarity and safety. Clear markings help all residents and visitors park properly.



Parking Policy Reminder

All vehicles must be parked in designated spaces only. No blocking fire lanes, handicap spots, or other residents' assigned parking. Violating vehicles may be towed at owner's expense. Please be a considerate neighbor!

Unused Trash Carts

Helping us keep the community clean during maintenance season

1 Our Goal

Remove unused trash carts from the community during pressure washing and maintenance to allow crews clear, safe access to all surfaces.

2 Cart Collection

Carts will be removed and held for two weeks at the pool. If you are looking for your cart, it will be there.

3 Unclaimed Carts

Carts not picked up after two weeks will be treated as unused and may be permanently removed from the property.

4 Keep Your Cart

To keep your cart, return it to the side or back of your home every Monday evening after trash pickup.

Questions about your trash cart? Contact your property management team.

SECTION 03

Announcements & Updates

Important news and reminders
for all residents and renters.

Monthly Violations

AMG will inspect and issue violation notices monthly

Monthly Community Inspections

Our management company, AMG, will visit the community every month to conduct property inspections. Consistent inspections help keep our neighborhood safe, clean, and well-maintained for everyone.

Violations Issued Monthly

Violation notices will now be issued on a monthly cycle. If your property is found to be out of compliance, you will receive a written notice with details and time to correct the issue.

Please Follow the CC&Rs

All residents and renters are asked to review and follow the community's CC&Rs (Covenants, Conditions & Restrictions). These rules help protect everyone's property values and quality of life.

Landscaping Updates

Tree Removal Complete

Hazardous and dead trees have been safely removed from the property. Thank you for your patience during this process.

Grass & Landscaping Issues

The board is aware of grass and landscaping issues in several areas. Corrective work will take additional dollars.

Contract Increase Needed

Our current landscaper has indicated a contract increase is needed to correct identified issues and maintain service quality.

Open for Community Discussion

Roof Update

Important information about your home's roof

23 of 38 Roofs Need Replacement

A significant portion of our community's roofs were not replaced during the COVID-era board period. These roofs are aging and need attention soon.

Insurance Is Not the Solution

Due to the age of these roofs, insurance coverage is not a viable path forward. Replacement will need to be funded through alternative means the board is exploring.

Board Is Taking Action

The board will meet with our roofer to develop a clear plan and payment approach. We are committed to addressing this in a fair and transparent way for all homeowners.

Community Meeting Coming Soon

The board will call a special meeting in late May or early June to present full solutions to the community. All residents are encouraged to attend and participate.

Pool Time!

Great news — summer fun is almost here!

The pool is opening soon!

Opening Date

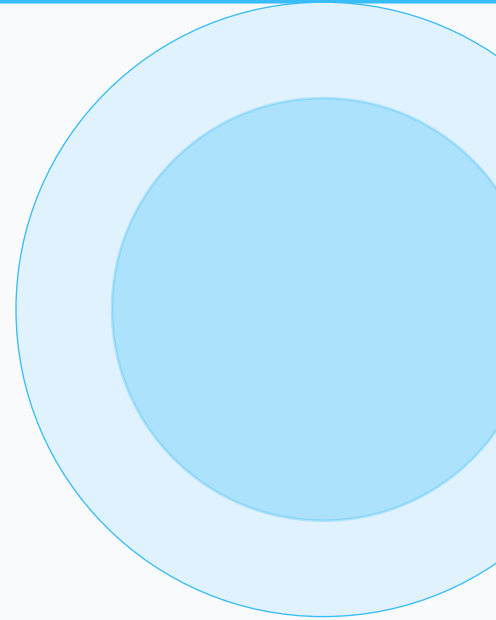
The pool will open as soon as it passes its official city inspection. We expect this to happen before Memorial Day weekend — fingers crossed for great weather!

Pool Key Required

A key fob is required to access the pool. To request your pool key, email ashley@amgworld.com. Please include your name, address, and unit number.

Pool Rules Apply

Please follow all posted pool rules. Keep the space clean and enjoyable for your neighbors!



Clean Up After Your Pet!

A friendly reminder to keep our community clean for everyone

Always Pick Up After Your Dog

Pet waste does not disappear on its own. It poses health risks to children, other pets, and neighbors walking through common areas. Please always carry bags when walking your dog.

Know Where the Bags & Bins Are

Waste bags and disposal stations are located throughout the community. Take a moment to show your neighbors and kids where these are — it helps everyone!

Parents — Remind Your Kids Too

Children who walk the family dog should also be taught to pick up. It's a great responsibility habit and keeps our playgrounds and lawns safe and enjoyable.

Be a Good Neighbor

We share this community with families, seniors, and children. Leaving pet waste behind affects everyone's enjoyment of outdoor spaces. Thank you for doing your part!

Stay Connected!

Get real-time community updates sent straight to your phone.

STAY UPDATED WITH TEXT MESSAGES

TEXT VOBC TO

#704-946-5521

Message and data rates may apply. Standard carrier rates apply.

Thank you for being part of the Villages at Back Creek community!

Questions? Contact AMG Management | ashley@amgworld.com