Presidents Letter July 20 2017

Summit Park Estates

Letter from the President, Michelle Joyce

July 19, 2018

Dear Summit Park Estates Property Owners,

                  The annual meeting of the Summit Park Estates Homeowner’s Association will be held on **Saturday, August 26 at the Boone Public Library at 10:00am.**  The library is located at 140 Queen Street in Boone.  This is one block off King Street, just up the hill from the Mast General Store.

                  I’d like to point out the important matters which require your vote.  We will be voting on the budget.  This year we are proposing to lower the dues to $600 per lot with a home, and $400 for a lot.  This is due to the fact that we have reached our reserve goal of $150K.  These dues will cover the operating costs for the next fiscal year with some contingency in the event we exceed budgeted amounts for items such as snow removal or road repair.  Because this is a change which requires a vote, you will not be billed until after our meeting.  The fiscal year remains unchanged.

                  We will also be voting on a set of Rules and Regulations which are intended to establish the expectations for community living in the neighborhood.  Our Bylaws specify that we shall have these. The proposed Rules and Regulations were initially formulated when the members voted to be governed by the Planned Community Act, but we have no record that they were voted upon.  These are intended to supplement our current governing documents – the Covenants, Bylaws and Deed Restrictions. They have been reviewed by our Association’s attorney and are in keeping with the concept of the Planned Community Act. I would greatly appreciate it if you would vote on the adoption of these either at the meeting or by returning your proxy.  A majority vote is required, so it’s very important that you cast your vote.

                  We will also vote on the officers of the board. All current officers have volunteered to return except for our Vice-President, Janet Gaskins, who has served faithfully for many years as both our Treasurer and Vice-President.  The nominating committee has recommended Sheila Fletcher of Summit Park Circle to serve as the new Vice-President.  Sheila lives in Charlotte full-time but is usually in the neighborhood on weekends and has a strong passion for the preservation and well-being of our community.  As always, your nominations through the attached nomination form are also welcome.

                  During the meeting the Road Committee will provide a summary of this year’s improvements and plans for the next fiscal year.  Our Treasurer will present a complete financial report and proposed budget. We will also update contact information to keep our listing current.  Please let us know if we need to update your information.  As a reminder, the list is only available to home and property owners.  It is not listed on our website and is not provided to any outside requestors.

                  The board will be meeting again prior to the annual meeting.  If there is an item you would like the board to consider, or a proposal to make at the meeting, per the bylaws, please submit it in writing to the board prior to the annual meeting.  Contact information for all of us is on our website, as will be all of the materials presented at the meeting.  [http://www.summitparkhoa.com](http://www.summitparkhoa.com/)

                  Attached to this letter are four documents:  Proposed Budget, Slate of Board Candidates, Proposed Rules and Regulations and a Proxy/Nomination form**.  If you are unable to attend the meeting you may vote in one of two ways.  You may mail a proxy form to our Secretary, Harvey Huntley at 1270 Grandview Drive Extension, Boone, NC  28607.  Or you may reply to this e-mail and include the same information in your response that appears on the proxy form:  Name, designee for your vote, lot number(s), local address and date.  Your e-mail will be printed and kept on file with other proxies.  You may designate Harvey or another board member for your proxy if you wish.**

                  Thanks in advance for your continued support and interest in our wonderful community.  Our goal as a board is to act on your behalf to take good care of the neighborhood so that your investment is protected.  We appreciate and value any input you may have.  I hope to see you at our meeting.

Thanks and best regards,

Michelle Joyce

President, Summit Park Estates Homeowners Association