

CALLONWOOD HOMEOWNERS ASSOCIATION, INC.

c/o FirstService Residential, Inc.

5970 Fairview Rd., Suite 710 • Charlotte, N. C. 28210 • 704-527-2314 • Fax 704-527-1304

NOTICE OF 2024 ANNUAL AND BUDGET MEETING OF MEMBERS

****UPDATE****

November 14, 2024

Hello Callonwood Residents,

Due to a scheduling conflict, the Annual Meeting **will be held on December 5th, 2024 at 7pm** at the Community Clubhouse, rather than November 21st, 2024.

Additionally, we have included a Nomination form for any Callonwood members interested in joining the Board of Directors, along with a Proxy if you are not able to attend. The deadline for submission is December 2nd, 2024 at 5pm.

We apologize for any confusion.

This 14th day of November, 2024

Ryan Freeland
Community Association Manager
FirstService Residential
*Management Company for Callonwood Homeowners Association, Inc.
for the Board of Directors*

Registration begins at 6:45 p.m.

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NOTICE OF 2024 ANNUAL AND BUDGET MEETING OF MEMBERS

NOTICE IS HEREBY GIVEN that the Annual and Budget Meeting of the members of Callonwood Homeowners Association, Inc. a North Carolina non-profit corporation, (the "Association") is scheduled to be held on **Thursday, December 5, 2024 at 7:00 p.m. (registration will start at 6:45 p.m.) at the community clubhouse.** The Annual and Budget Meeting of the members is for the following purposes:

1. To elect TWO (2) members to the Board of Directors of the Association for a term of two years.
2. To ratify the 2025 budget approved by the Board of Directors. Please note there is NO assessment increase in the proposed Budget. The Budget may be ratified without a quorum of the meeting. **2025 assessment is \$795. The assessment is paid biannually on February 1st in the amount of \$397.50 and April 1st in the amount of \$397.50.**
3. To report on the Association's matters.
4. To consider and act upon any and all other matters that may be properly considered and acted upon at an annual meeting of the Association.

This 14th day of November, 2024

Ryan Freeland
Community Association Manager
FirstService Residential, AAMC
*Management Company for Callonwood Homeowners Association, Inc.
for the Board of Directors*

Registration begins at 6:45 p.m.

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**Annual and Budget
Meeting of Members**

**December 5th, 2024
7:00 PM**

AGENDA

- I. Welcome/ Introductions
- II. Call to order – Proof of Notice of Meeting and Proxy
- III. Committee Highlights 2024
- IV. 2025 Budget – Ratified Results
- V. Election to the Board of Directors - Results
- VI. Open Forum
- VII. Adjournment

Callonwood Homeowners Association, Inc.
Operation Budget
January 01, 2025 - December 31, 2025



	2025 PROPOSED BUDGET	2024 APPROVED BUDGET
OPERATING REVENUES		
Res. Assessments	\$ 406,245	\$ 406,245
Townhome Assessment	93,810	93,810
Lt Fees & Int	5,000	-
Clubhouse Rental	4,000	-
Reserve Contrib.	(79,800)	(77,100)
TOTAL OPERATING REVENUES	\$ 429,255	\$ 422,955
OPERATING EXPENSES		
ADMINISTRATIVE		
Mgmt Fees - Contract	55,063	52,945
Legal Fees	4,000	1,750
Prof. Svcs - General	10,000	5,000
Prof Svcs - Acctg	6,000	10,139
Website	350	350
Office Supplies	7,000	6,000
Insurance - General	18,000	15,000
Social Committee	9,000	9,000
Bad Debt Expense	10,000	26,350
TOTAL ADMINISTRATIVE EXPENSES	\$ 119,413	\$ 126,534
LANDSCAPING/IRRIGATION		
Landscaping Contract	112,000	109,606
Landsc Spec Svcs	18,000	7,500
Landsc Improvements	2,500	2,500
R & M Irrigation	8,000	5,000
TOTAL LANDSCAPING/IRRIGATION EXPENSES	\$ 140,500	\$ 124,606
REPAIRS & MAINTENANCE		
R & M General	13,000	13,025
R & M Clubhouse	7,500	10,000
Access Control	1,200	1,000
Cleaning - Clubhouse	2,000	2,500
Pest Control	1,600	1,500
Pool - Contract	77,365	78,540
Pool - Repairs	12,000	15,000
Swim Team	-	-
TOTAL REPAIRS & MAINTENANCE EXPENSES	\$ 114,665	\$ 121,565
SAFETY		
Fire Monitor/Inspect	1,500	1,500
TOTAL SAFETY EXPENSES	\$ 1,500	\$ 1,500
UTILITIES		
Electric General	19,745	20,000

Callonwood Homeowners Association, Inc.
Operation Budget
January 01, 2025 - December 31, 2025



	2025 PROPOSED BUDGET	2024 APPROVED BUDGET
Natural Gas	1,100	1,000
Telephone - Clubhous	2,500	2,250
Trash Removal	500	500
Water	25,000	25,000
TOTAL UTILITIES EXPENSES	<u>\$ 48,845</u>	<u>\$ 48,750</u>
 TOTAL OPERATING EXPENSES	 <u>\$ 424,923</u>	 <u>\$ 422,955</u>
 NET EXCESS/(DEFICIT)	 4,332	 -

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2024 P R O X Y

The undersigned member of Callonwood Homeowners Association, Inc., a North Carolina non-profit corporation (the "Association"), does hereby constitute and appoint _____ (or the president of the Association if a proxy is not named in said blank) the undersigned's true and lawful attorney(s), with full power of substitution, to attend the **Annual and Budget meeting of members of the Association to be held at 7:00 p.m. on Thursday, December 5th, 2024 at the Clubhouse** (unless notified otherwise through further mailings) and any adjournment thereof, and thereat to vote or otherwise act in respect of the membership of the undersigned in said Association, hereby granting said attorney(s) full power and authority to act for the undersigned at said meeting or any adjournment thereof, upon the matters set forth in the Notice of Annual and Budget Meeting of Members dated November 14, 2024 as fully as the undersigned could do if personally present, hereby ratifying and confirming all that my said attorney(s), or any of them, may do in my name, place and stead.

The undersigned hereby acknowledges receipt of said Notice of said meeting dated November 14, 2024 and hereby revokes any proxy or proxies with respect to the membership of the undersigned in the Association heretofore given by the undersigned to any person or persons other than those named above.

IN WITNESS WHEREOF, the undersigned has executed this Proxy on the _____ day of November, 2024.

CORPORATE EXECUTION

Name of Corporate Owner

By _____
Signature of Officer

Title of Office

INDIVIDUAL EXECUTION

Signature [SEAL]

Print Name

Signature [SEAL]

Print Name

**NOTE: Husband and wife should sign
for individual execution.**

If you are unable to attend the annual meeting, please send a picture of your completed ballot and proxy to <https://eastsupport.fsresidential.com> or mail your proxy and ballot to FirstService Residential, 5970 Fairview Road, Suite 710, Charlotte, NC 28210, to arrive **no later than December 2, 2024 5pm.**