

Countryside Homeowner's Association, Inc. 2022 Winter Newsletter

March 2022

To all new and ongoing Countryside homeowners, this document serves as your notice for the annual homeowners' meeting, providing herein sufficient information for you to attend or provide a proxy vote for the meeting. The items below may be discussed and/or voted upon at the annual meeting. This is YOUR ASSOCIATION! We really need your input and strongly urge you to be present.

1. **Annual Meeting Date, Time, and Location Announced**

The Countryside Homeowners' Association Inc, annual meeting will be April 13, 2022 at 7:00PM. The meeting will take place in a virtual meeting room. Information on joining the meeting will be available at <http://www.countrysidevt.org/2022annualmeeting>

2. ****Annual Budget Vote****

The Board of Directors has prepared proposed budget to be voted on at the annual meeting. The proposed budget is based on meeting the Association's 2022 anticipated operating and capital expenses. The proposed budget meets this objective. The Board has determined that the current annual assessment of \$125 for 2022 meets our operating needs. We encourage you to review the proposed budget and attend the meeting where the proposed budget's details will be discussed. If the budget is adopted by the membership, the \$125.00 assessment will remain the same.

For a more detailed accounting of the proposed budget, and to obtain copies of the Association's 2022 financial statements, please contact the Association Treasurer at treasurer@countrysidevt.org. These documents will be delivered by return email. If you want printed copies of the document please specify that in your email.

3. **Payment of the Annual Assessment**

The Board would like to thank the homeowners in our community who pay their annual assessment in a timely manner. The Board has an obligation to its members to ensure collection of the assessment and it is incumbent upon each homeowner to ensure timely payment. You will receive a statement for the assessment, along with the spring newsletter, in mid to late April/early May. If a payment plan is needed, take the initiative to contact the Treasurer or an Association Board member. Numerous invoices have been submitted to delinquent parties. If you are listed and have not received an invoice, please contact the treasurer to rectify this matter. Assessments are a deeded obligation of your association membership. Delinquent accounts are listed below:

Name	Address	Total Amount Due
Nathan and Caitlin Marshall	34 Corduroy Road	285.00
Linda and Damon Serrantonio	9 Countryside Drive	1,069.62
Jason and Jennifer McFaul	29 Countryside Drive	277.50
Paul Simpson and Keelin McGrath	33 Tamarack Drive	285.00

4. **Proposed Budget Items**

This year's budget includes funding for:

- painting the pool shelter and power-washing the poolyard fence;
- purchasing new chairs for the pool area;
- adding additional sun shading to the pool area;
- a new pool skimmer to replace the broken one; and
- maintenance of the median garden.

Our Fund Balance continues to grow in anticipation of future infrastructure needs (i.e. pool, tennis courts).

We welcome bids for projects and accounting from qualified parties (preferably from the neighborhood). Please contact the Board at board@countrysidevt.org.

5. **Community Events**

The date of the annual yard sale will be Saturday June 11 from 8:00am-3:00pm, and the CHA Board will provide the advertising in the local papers. Pickle Ball leagues will hopefully continue again this year, more information to follow in our April newsletter. If you would like to organize a community event, like an ice cream social or community BBQ, please contact your CHA Board for approval.

6. **Community Note and Contact Information Request**

There have been a few changes in the CHA Board; We have added new members and hope to add even more to give the Board members the chance to cycle and distribute the responsibility fairly across the association and to give an opportunity to those who would like to contribute to our great neighborhood. Please consider serving!

The CHA Board will transition to emailed communications over the next year. Please send an email address for your household to board@countrysidevt.org including your name and home address by June 30, 2022. The 2022 and 2023 newsletters will be the last issued by postal mail. Failure to maintain an active contact email address on file with the Board may result in missed opportunities including mid-season changes to the pool/tennis lock codes. Printable proxy ballots will be made available via the Countryside website <http://www.countrysidevt.org>. Residents may obtain a pre-printed proxy ballot in March of each year by telephoning the Secretary before March 15.

7. Selling Your Home

Whether by owner or with a realtor, a re-sale certificate from the Countryside Homeowners Association is NEEDED! Please contact our Treasurer in ADVANCE of your closing date. Please contact a Board member with any questions.

Please check our website regularly for updates: <http://www.countrysidevt.org>

Existing Board Members:

	President		president@countrysidevt.org
Evan Einhorn	Vice-President	802-872-1169	vicepresident@countrysidevt.org
Sam Hooker	Secretary	802-876-5043	secretary@countrysidevt.org
Micah Hagan	Treasurer	802-497-4034	treasurer@countrysidevt.org
Matthew Phillippo	Director	802-872-9885	board@countrysidevt.org
Robert Vickery	Director		board@countrysidevt.org
Kara McDonough	Director	802-598-8796	board@countrysidevt.org
Gail Connors	Director		board@countrysidevt.org

8. Proxy Voting

In the event that you will not attend the annual meeting, please complete and return the proxy to the Association. Return it by (1) mailing to the Countryside Homeowners' Association; PO Box 606; Essex Junction, VT 05453-0606; (2) placement in the drop box located at **13 Tamarack Drive**; or (3) scanning the completed form and emailing it to the Association at board@countrysidevt.org. For those who are unfamiliar with this process, voting by proxy is the legal means by which your vote will be included in your absence at the annual meeting.

To mail your proxy vote, use this form below:

COUNTRYSIDE HOMEOWNERS ASSOCIATION
ANNUAL MEETING 2022
BALLOT FOR PROXY VOTE

I, _____, residing at _____
(Please print name) *(Please print street address)*

do hereby assign the Countryside Homeowner's Association Board of Directors the right to cast my vote by proxy at the Annual Meeting on April 13, 2022. My voting preference is marked below.

Signed, _____ this _____ day of _____ 2022.
(Please sign here)

- YES I approve CHA 2022 Annual Budget
- NO I DO NOT approve the CHA 2022 Annual Budget

Please mail to Countryside Homeowner's Association, PO Box 606, Essex Junction VT 05453.
Vote must be received by April 13, 2022 to be included in the vote.

**Countryside Homeowners Association
PO Box 606
Essex Junction, VT 05453**

**Countryside Homeowners Association (CHA)
Annual Newsletter - March 2022**

**Countryside Homeowners Association
ANNUAL MEETING
WEDNESDAY APRIL 13, 2022 - 7:00 P.M.
ON-LINE**

COUNTRYSIDE HOMEOWNERS' ASSOCIATION, INC.							
2022 OPERATING AND CAPITAL BUDGET							
Proposed February 9, 2022							
	2020	2020	2021	2021			2022
	<u>BUDGET</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE</u>		<u>BUDGET</u>
INCOME							
Assessments	31,250	31,250	31,250	31,250	0		31,250
Late Fees Income	0	156	0	255	255		0
Miscellaneous Income	0	0	0	0	0		0
TOTAL INCOME	31,250	31,406	31,250	31,505	255		31,250
EXPENSES							
Accounting	1,200	945	1,200	975	(225)		1,200
Administration	1,200	834	1,200	1,110	(90)		1,200
Capital Expenses	4,500	6,700	2,500	2,060	(440)		2,500
Electricity & Water	1,363	1,798	1,850	1,570	(280)		1,625
General Repairs and Maintenance	3,500	82	3,500	0	(3,500)		3,500
General Supplies	125	29	125	232	107		125
Grounds Maintenance	3,788	2,460	3,800	1,710	(2,090)		2,296
Insurance-Property	0		0		0		0
Insurance-Liability/Directors & Officers	1,800	1,803	1,850	1,762	(88)		1,850
Insurance-Workers Compensation	825	650	825	619	(206)		825
Legal Expense	0	0	0		0		0
Payroll Taxes	680	599	740	624	(116)		768
Pool Attendants	6,800	6,849	7,400	6,901	(499)		7,681
Pool Maintenance	5,190	5,632	5,600	5,590	(10)		5,870
Port-O-Let	618	583	618	466	(152)		495
Postage	380	138	350	143	(207)		368
Social Activities	100	0	100	39	(61)		100
TOTAL EXPENSES	32,069	29,102	31,658	23,801	(7,857)		30,403
SURPLUS (DEFICIT)	(819)	2,304	(408)	7,704	8,112		847
PRIOR FUND BALANCE	23,925	24,042	26,346	25,938			33,642
ENDING FUND BALANCE	23,106	26,346	25,938	33,642			34,489