

October 23, 2015

Dear Townes of Governors Village Homeowner:

The Townes of Governors Village Maintenance Association will hold its Annual meeting on Thursday, November 5, 2015 at 6:00 PM at the Camden Apartments Community Room located at 100 Avery in Chapel Hill, North Carolina.

Enclosed is the Association's budget for 2016 as approved by the Townes Board of Directors. Currently, the assessments are \$180 per month from which \$95 is for Townes Assessments and \$85 is for the POA Assessments. Effective January 1, 2016, instead of paying \$180 per month to the Townes, you will pay \$95 per month to the Townes and \$510 bi-annually to the POA. The Townes will continue to bill you on a monthly basis, and the POA will bill you separately, \$510 twice per year with the due dates on January 1 and July 1. The twice annual billing is the same amount and same process for all Governors Village homeowners. This change will just align the Townes with all other neighborhoods in Governors Village. The community will review and ratify the 2016 budget. Please note that the North Carolina Planned Community Act (47-F) states ratification of the Budget does not require a quorum.

The Board of Directors conducts the affairs of the Association. The five members of the Board serve staggered terms of three years each. At the Annual Meeting, there will be three Board of Directors seats up for election, currently held by Peter DeStaebler, Chris McIver and Pat Brooks.

Insurance Information: We would like to remind all homeowners that, in accordance with the Townes of Governors Village Covenants, the Association does not carry insurance on your townhome. It is the owner's responsibility to purchase an insurance policy similar to the policy for a single-family detached home – HO3 policy.

We are looking forward to seeing you at the Annual Meeting of Governors Village Townhomes on Thursday, November 5 – especially if you are one of the new homeowners in the community.

Sincerely,

Alina Cochran, CMCA, AMS, PCAM
Community Manager
Talis Management, LLC
Townes of Governors Village Maintenance Association

THE TOWNES OF GOVERNORS VILLAGE MAINTENANCE ASSOCIATION

2015 ANNUAL MEETING
Thursday, November 5, 2015 - 6:00 PM
100 Avery, Chapel Hill, NC

AGENDA

6:00 PM	Call to Order – Designation of Quorum Welcome and Introductions
6:05 PM	President’s Report
6:10 PM	Financial Report and 2016 Budget Ratification
6:15 PM	Other Reports
6:20 PM	Election of Directors
6:30 PM	Homeowners Forum <ul style="list-style-type: none">• Items of Homeowner Interest
6:55 PM	Other Business
7:00 PM	Election Results
7:10 PM	Adjourn

THANK YOU FOR ATTENDING YOUR ASSOCIATION’S ANNUAL MEETING

The Board of Directors meets on the second Tuesday of the even numbered months – February, April, June, August, October, and December. A time is reserved at the beginning of each meeting for homeowner input and questions. Homeowners intending to attend are encouraged to call Talis at 919-878-8787 to confirm the time and location.

TOWNES OF GOVERNORS VILLAGE MAINTENANCE ASSOCIATION

ANNUAL MEETING PROXY

*****Please Print*****

I/we _____, being owners of the property located at _____, Chatham County, NC and member(s) of the Townes of Governors Village Maintenance Association ("Association") do hereby authorize and appoint _____ or _____ who is a member of the Association, to be my/our proxy, with full power of substitution to act and vote for and on behalf of me/us at the meeting to be held Thursday, November 5, 2015 at 6:00 PM at the Camden Apartments Community Room. This proxy shall remain in full force and effect until such time as: it shall be revoked by me/us in writing; I/We transfer title to my/our property in Townes of Governors Village; or my/our attendance at said meeting. This proxy shall be valid for any resumption of the meeting after the adjournment or postponement thereof.

Owner Signature: _____ Date: _____

Owner signature: _____ Date: _____

Property Address: _____

Please return this proxy no later than November 4, 2015 to:
Talis Management, LLC. P. O. Box 99149, Raleigh, NC 27624
kbolton@talismgmt.com or Fax: 919-376-8800 Attn: Kathryn Bolton

NOMINATION FORM

*****Please Print*****

I, _____, hereby submit my name for consideration for nomination to the Board of Directors for Townes of Governors Village Maintenance Association.

I think I would be an asset to the Board of Directors and our community because:

I can be reached during business hours by calling # _____.

In order that nominees may be printed on the official ballot, please return to Talis Management no later than 5:00 PM on Monday, November 2, 2015. Nominations may be made from the floor during the meeting.

Please return to:
Talis Management, LLC. Attn: Kathryn Bolton
P.O. Box 99149, Raleigh, NC 27624
Fax: 919-376-8800 OR Email: kbolton@talismgmt.com