



## ANNUAL MEETING NOTICE

February 9, 2018

Dear Property Owner:

The Davis Lake Community Association **Annual Meeting is Saturday, March 10<sup>th</sup>, 2018 at 10A.M. at the Davis Lake Clubhouse located at 9000 Davis Lake Parkway, Charlotte, NC 28269.** The purpose of the meeting is to collect ballots for the election of two members to the Board of Directors and to report on the activities of the Association. We encourage all owners to participate and attend this important meeting.

We are pleased to present the enclosed nominees for election and have assembled some background information on each candidate. Please join us for "Meet the Candidates" on February 22<sup>nd</sup>, 2018 at 7PM in the Clubhouse.

In order to accomplish the election, the Association must obtain the required 30% level of owner participation. Therefore, it is *extremely* important you respond to this notice. Owners who have a registered Davis Lake Account can submit electronically at <http://www.davislake.org/membersonly> between **Feb 14- Mar 7.**

**OR**, using the form enclosed:

- **Email** completed form to [admin@hawthornemgmt.com](mailto:admin@hawthornemgmt.com)
- **Deliver** to clubhouse staff or place in the **drop slot** located to the right of the front door (Not USPS Mailbox)
- **Mail** to Davis Lake at P.O. Box 11906, Charlotte, NC 28220
- **Fax** to 704-347-4475

Owners may also wait and deliver in person at the meeting. Thank you for all of your help and participation in this important event organized to preserve and enhance our wonderful community.

Sincerely,

The Davis Lake Board of Directors:

Paul Crowder- President	Term expires 2018
Leo Echevarria- V. President	Term expires 2019
Samantha Mwangi- Treasurer	Term expires 2018
Bruce Auerbach- Member at Large	Term expires 2019
David Lalama- Secretary	Term expires 2019



## BALLOT FOR ELECTION OF BOARD MEMBERS

The Davis Lake Community Association presents the nominees below for election to two vacant positions on the Board of Directors for a term of two years each. Biographical information is included on the following page.

Please cast your vote for **two (2)** board member nominees by marking the space adjacent to their name. Officer positions will be determined by the elected board members.

VOTE FOR TWO (2) ONLY.

<input type="checkbox"/> _____	<b>Michael Cataldo</b>	<b>4700 Clear Steam Court</b>
<input type="checkbox"/> _____	<b>Ralph Peter</b>	<b>8711 Fox Chase Lane</b>
<input type="checkbox"/> _____	<b>Delton Russell</b>	<b>9729 Whitewood Trail</b>
<input type="checkbox"/> _____	<b>Cem Saydam</b>	<b>4716 Clear Steam Court</b>

\_\_\_\_\_  
Print Name(s)

\_\_\_\_\_  
Property Address

\_\_\_\_\_  
Signature(s)

\_\_\_\_\_  
Date

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This ballot form must be received by the Association no later than 10:30 A.M. March 10, 2018 in order to be counted and considered valid.

**P. O. Box 11906    Charlotte, NC 28220-1906    704 377-0114    704 347-4475 FAX**



Meet the 2018 Board Member Candidates for Election  
Listed in alphabetical order



**Cataldo** **4700 Clear Stream Court**

My family and I have lived at our home in Davis Lake since 2004. I have volunteered for neighborhood tree banding and clean-up up the neighborhood trail and adjacent stream. I have state administrative agency work experience and worked for the City of Charlotte in areas that include planning and zoning. I would like to offer to leverage my professional experience for the benefit of our neighborhood and larger community by volunteering to serve our fellow neighbors as a member of the Davis Lake Board.

**Ralph Peter** **8711 Fox Chase Lane**

I am a retired IT Manager that has several years of organizational, communication and financial management experience. I have lived in Woodcroft since 2001 and understand the single family and planned community housing diversity. I have served on the Woodcroft Board as the Treasure and President where organizational change improved productivity and financial controls reduced costs. These and other initiatives can be implemented to improve the Davis Lake HOA.

\*Picture not available.



**Russell** **9729 Whitewood Trail**

I purchased into the neighborhood in March of 2017. I think the current board has done a great job with keeping the neighborhood moving in the right direction. I would like to be a part of the positive momentum going to forward. There are some challenges that our neighborhood will face going forward; such as an adjacent townhouse development, continued capital improvements to common areas, and preserving the overall culture and feel of the neighborhood. I hope to make my participation as DLCA Board Member an asset to the community. I am a native of Charlotte. I have worked in the corporate banking space, in various capacities, for over 12 years. Over 7 of those years were spent in commercial lending/commercial real estate lending roles. During my time as lender I lived in both Charlotte and the greater Washington, DC Market. I have been a volunteer for the Rotary Club, Trips for Kids, Mecklenburg Co. Parks & Rec. Restoration Program, Youth League Soccer Supporter, Softball Coach for special needs

children, Meals on wheels, and The American Cancer Society. I received my Bachelors of Accounting and MBA/w a Certification in Healthcare Management from East Carolina University.



**Cem Saydam** **4716 Clear Stream Court**

My family and I have been Davis Lake residents since 1995. I have been a professor at UNC Charlotte (Belk College of Business) for 31 years. We care about the future of the neighborhood as we experience new development all around us and want to help ensure that our property values continue to increase. I want to also ensure our neighborhood is safe, clean, and continues to be family friendly.

**Davis Lake Community Association  
2018 Budget**

**Annual  
Budget**

\*This budget reflects no increase in dues.

<b>INCOME</b>	
General Assessments	636,888.00
Late Fee Income	7,000.00
Interest Income - Operating	100.00
Other Income	3,200.00
Pool Guest Fees/Outside Memberships	250.00
Newsletter Ad Income	300.00
Clubhouse Rental Income	4,500.00
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<b>TOTAL INCOME</b>	<b>652,238.00</b>
<b>LESS: PROVISION FOR RESERVES</b>	<b>(40,000.00)</b>
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<b>TOTAL OPERATIONS INCOME</b>	<b>612,238.00</b>
 <b>EXPENSES - BUILDINGS AND GROUNDS</b>	
Capital Improvements	126,000.00
Cleaning	3,600.00
Clubhouse Furniture	1,500.00
Electricity	26,000.00
Gas Service	500.00
Heating/Air Cond. Repairs	2,000.00
Exercise Facility	1,800.00
Irrigation System	1,500.00
Landscape Contract	89,580.00
Landscape Supplies	8,700.00
Landscape - Other	40,000.00
Miscellaneous-Maint./Repairs/Supplies	2,000.00
Clubhouse Expense	8,277.00
Patrol Services	12,000.00
Pest Control	340.00
Pond/Lake Ecology	7,876.00
Pool Repairs	10,000.00
Pool Contract	84,514.00
Pool Supplies/Chemicals	4,970.00
Aquatic and Event Director	30,046.00
Security-Services	1,000.00
Tennis Courts / Sports Committee	6,700.00
Trash Removal	4,000.00
Pet Waste Clean Up	2,600.00
Water / Sewer	20,000.00
Playground Equipment	500.00
Social Committee	10,000.00
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<b>TOTAL BUILDINGS &amp; GROUNDS EXPENSE</b>	<b>506,003.00</b>
 <b>EXPENSES - ADMINISTRATIVE</b>	
Accounting Expense	250.00
Insurance Expense	19,400.00
Late Fees to Mgt. Co.	3,500.00
Legal Expense	5,000.00
Newsletter Expense	3,000.00
Management Fees	44,400.00
Meetings Expense	2,267.00
Misc. Administrative Expense	250.00
Office Supplies Expense	5,700.00
Postage	2,100.00
Taxes	350.00
Storage Unit Rental	3,768.00
Website Expense	5,150.00
Communications Expense	4,700.00
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<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>99,835.00</b>
 <b>TOTAL EXPENSES</b>	 <b>605,838.00</b>
 <b>NET OPERATING INCOME/(LOSS)</b>	 <b>6,400.00</b>
 <b>LESS: LEGAL SETTLEMENT LIABILITY PAYMENT</b>	 <b>(6,400.00)</b>
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<b>NET INCOME/(LOSS)</b>	<b>0.00</b>
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