

The Village at Pilot Mill Homeowners Association, Inc
December 20, 2010

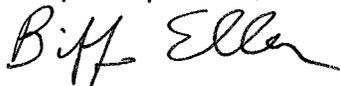
Dear The Village at Pilot Mill Homeowners Association, Inc Member,

Please accept this notice as a reminder that the 1st Quarter 2011 Assessment is due January 1, 2011. Please note there is an increase of \$20 per quarter, which sets the quarterly amount at \$230. Enclosed you will find an account statement for your review and records. We thank you in advance for paying promptly, and remind you that payments received after January 31, 2011 will be considered late and subject to fees. If paying by check, please make your check payable to The Village at Pilot Mill Homeowners Association, Inc. and mail it to our office at the following address:

Kohn-Ell Association Management
205 West Millbrook Road
Suite 210
Raleigh, NC 27609

Also enclosed are the minutes from the 2010 Annual Meeting and the Board of Director's December Newsletter. If you have any questions, concerns, or suggestions for the community, please let us know. You may call our office or visit our website www.kohnell.com. Your comments are important to us.

Very Truly Yours,



Biff Eller

Kohn-Ell Association Management Services, LLC

Email: biffeller@kohnell.com

MINUTES OF THE NOVEMBER 4, 2010 ANNUAL MEETING OF VAPM HOMEOWNERS ASSOC.

President Scot Garner called the meeting to order at 7:08 pm and welcomed members from 14 units of the Village at Pilot Mill Homeowners Association. Four members of the Board of Directors were present: Scot Garner, Linda DeGrand, Chris Yetter and Gail McDonald. In addition to the HOA members, there were 28 proxies filed with Kohn-Ell before the meeting began. Minutes for 3 previous meetings were approved.

President Garner reported on the improvements made to the irrigation system and noted that work in the Blount Street berm had been completed by the contractor at a cost of approximately \$12,000.00 including the engineering study. A reseeding project for some of the brown devil strips was also described.

President Garner discussed in detail the budget for 2011. He urged the membership to consider a dues increase-- the first in 6 years—to cover the costs of work on the Blount Street berm, which was paid out of the reserve fund, and to continue building the fund in anticipation of repaving the alleys in 2026. The membership was also asked to vote on adding a charge to cover an annual mulching of individual houses. The vote to add mulching passed. Then the group debated adding a \$30.00 increase per quarter or a \$20.00 increase. A \$20.00 increase received the most votes and the membership agreed to support cutting costs by converting to using email communications and to replenish the reserve fund over 2 years instead of in one year.

The members approved unanimously that Chris Yetter will serve a two year term which will expire at the Annual Meeting in 2012, and Linda DeGrand will serve a one year term that will expire at the Annual Meeting in 2011. Their seats were created in August when the Board was expanded from 3 to 5 members. An election was held to select a new Board member for a two year term to a seat previously held by John Klekner, who chose not to run again. Marty Aaron was nominated. Since no other names were submitted, the membership selected her by acclamation. Another Board member holding a one year term is Linda DeGrand.

President Garner announced his intention to resign on November 5, 2010. There is one year left on his term and the Board of Directors will fill this vacancy in keeping with the process outlined in the bylaws.

The Board thanked John Klekner and Scot for their service and Scot added thanks to the five committees which have served the community so ably this year.

Committee Reports were given by Social Committee chair John Monti, Communications Committee co-chair Marty Aaron, and Landscaping Committee co-chair Chris Povolny

New Business.

Gail McDonald reported a member had asked her to suggest a Homes Tour charity fundraising event for consideration by the Social Committee. Linda DeGrand reported interest in creating a community garden at Pilot Mill if a suitable location can be found within the Association common area.

The Annual Meeting adjourned at 8:53 pm.

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HOA Board Meetings

The Pilot Mill HOA Board will meet the third Tuesday of every month at 7:00 p.m. at the home of individual Board members on a rotating basis.

Any homeowner is welcome to attend the meetings and should contact Board Secretary, Gail McDonald, if he or she plans to attend. Gail can be reached at 755-7939 or gailcmc@aol.com.

New HOA Board Members/Officers

Immediately following the annual HOA meeting on November 4, the following HOA Board officers were elected:

Linda DeGrand, President: 1128 Harp Street, 829-1547 or ldegrad@nc.rr.com
Chris Yetter, Vice President: 1132 Harp Street, 719-2907 or chris.yetter@atcmail.com
Gail McDonald, Secretary: 1248 N. Blount Street, 755-7939 or gailcmc@aol.com
Marty Aaron, Treasurer: 1205 N. Blount Street, 523-1116 or martylaaron@gmail.com

Following contact with those expressing interest in Board positions during the open Annual HOA Meeting, Jo Sorbi was appointed by the Board to fill the remaining one year term vacated by Scot Garner. Scot officially resigned on November 5, 2010.

Jo Sorbi, 1179 Harp Street, 673-4749 or josorbi@mindspring.com



Electronic Communication Authorization Progress

The Communications Committee is diligently working toward their goal of obtaining 90% of the homeowners to agree to receive electronic communications from our property management firm, Kohn-Ell. We have 51% signed up to date! The Committee members will be visiting you if you haven't signed up; so please consider signing up if you haven't already. Contact Kohn-Ell for the Electronic Communication Authorization form. Use of electronic communications may potentially save more than \$1000 in our community's budget!

Pilot Mill Newsletter

Community Gardens

Good news!

The North Blount Street alley work has been completed. Curbing was installed and the alley was repaved to minimize the erosion problem.

There have been a number of residents who have expressed interest in a community garden. Please come forward if you would like to be involved in establishing a Pilot Mill community garden. Benefits of a community garden are:

- Improves the quality of life for people in the garden
- Provides a catalyst for neighborhood and community development
- Stimulates Social Interaction
- Encourages Self-Reliance
- Beautifies Neighborhoods
- Produces Nutritious Food
- Reduces Family Food Budgets
- Conserves Resources
- Creates opportunity for recreation, exercise, therapy, and education



From the Cook's Corner, compliments of Chris Yetter's Mother! With an abundance of apples at this time of year, she often made this wonderful cake – please enjoy!

Fresh Apple Cake

- 1 1/4 C vegetable oil
- 2 C sugar
- 3 (well beaten) large eggs
- 3 C thinly sliced apples - sweeter type - not Granny Smith
- 1 C pecan pieces
- 3 C flour
- 1 t. baking soda
- 1 t. salt
- 1 t. vanilla

Sift dry ingredients, add rest of ingredients. Stir together to mix well. Cook in 10x13 greased and floured glass dish. Place in COLD oven then heat to 325 and bake 45-60 min. or when toothpick comes out clean. Frost when cooled.

Frosting:

- 1 C light brown sugar
 - 1 stick margarine
- Cook over low heat until melted. Add 1/c C evaporated milk and let it come to a boil. Stir and remove from heat. Add 1 t. vanilla. Pour over cooled cake.

Wishing you a Happy Holiday and all of the magic of the season!



Kohn-Ell Property Management
919-856-1844
Contact Biff Eller:
biffeller@kohnell.com