

DAVID FLOYD & ASSOCIATES, INC.

A Property Management Company

104 East Park Drive, Suite 320
Brentwood, TN 37027

Office: (615) 297-2824 Fax: (615) 297-9340 Website: dfloydassoc.com

OFFICIAL NOTICE

November 4, 2022

To: Hearthstone Manor Homeowners
From: David Floyd & Associates, Inc.
Re: 2023 Budget Meeting

DATE: Thursday, November 17, 2022 TIME: 6:30 PM PLACE: Zoom Video Conference

The 2023 budget meeting will be held on Thursday, November 17, 2022 at 6:30 PM via Zoom Video Conference. The primary order of business will be to review the HOA's financial position and the proposed 2023 budget. All homeowners are encouraged to attend.

In order for the proposed budget to be approved, a majority of the homeownership must vote in favor of approval. In order to fund the operating expenses of the Association and contribute to reserves in 2023, approving the proposed budget (which includes a \$25 increase in the monthly HOA fee) is encouraged. The proposed 2023 budget is enclosed for your review.

Please complete and return the enclosed ballot to approve the proposed 2023 budget. All owners are requested to submit a ballot (even if you are unable to attend the budget meeting). Please submit your ballot via email, fax, or mail by November 25, 2022.

2022 is the final year of the special assessment that began in 2020. As a reminder, the final \$1,000 installment of the \$3,000 special assessment is due by December 31, 2022 (if not already paid).

Monthly financial reports, meeting minutes, and other HOA documents can be viewed by owners at any time at HearthstoneManor.net.

Kindest Regards,

David Floyd & Associates, Inc.
Managing Agent for Hearthstone Manor HOA

HOW TO JOIN THE ZOOM MEETING:

To join the meeting via video conference (from your computer, tablet, or smartphone), please visit the following link: <https://us02web.zoom.us/j/3811843564>. If you are asked for the Meeting ID, please enter 381 184 3564.

To join the meeting via phone (audio only), please call 312-626-6799. When asked for the Meeting ID, enter 381 184 3564 followed by the # key. When asked for your participant ID, press the # key to join the meeting.

Hearthstone Manor HOA
Proposed 2023 Budget Ballot

Your Hearthstone Manor Address: _____

Your Name: _____

PLEASE CHOOSE ONE (1) OF THE OPTIONS BELOW:

- YES, I vote to approve the proposed 2023 budget.
- NO, I do not vote to approve to the proposed 2023 budget.

Your Signature: _____

NOTE: Please submit only one (1) ballot per residence.

*****Please return the completed ballot via one of the following methods*****

1. Email the completed ballot to ballots@dfloydassoc.com with the subject line “Hearthstone Manor ballot” (this can be done by taking a picture of the ballot with a cell phone, by scanning the ballot, or by completing the ballot digitally).
2. Fax the completed ballot to 615-297-9340.
3. Mail the completed ballot to the following address:

Hearthstone Manor HOA
c/o David Floyd & Associates, Inc.
104 East Park Drive, Suite 320
Brentwood, TN 37027