

**ANNUAL MEETING NOTICE**

**LANDEN MEADOWS HOMEOWNERS ASSOCIATION**

**JANUARY 21, 2009**

THE 2009 ANNUAL MEETING OF THE LANDEN MEADOWS HOMEOWNERS ASSOCIATION WILL BE HELD **WEDNESDAY, JANUARY 21, 2009 AT 7:00 PM** AT THE SOUTH COUNTY REGIONAL LIBRARY, 5801 REA ROAD, CHARLOTTE NC 28277 (CORNER OF REA ROAD AND HIGHWAY 51). ELECTION OF DIRECTORS WILL TAKE PLACE AND ITEMS OF COMMUNITY INTEREST WILL BE DISCUSSED. IF YOU ARE UNABLE TO ATTEND THE MEETING, PLEASE GIVE YOUR PROXY TO A BOARD MEMBER OR SEND IT TO BUMGARDNER ASSOCIATION MANAGEMENT, P.O. BOX 102, BELMONT, NC 28012.

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**PROXY**

THE UNDERSIGNED MEMBER OF THE

**LANDEN MEADOWS HOMEOWNERS ASSOCIATION**

A NORTH CAROLINA NON-PROFIT CORPORATION, HEREBY CONSTITUTES AND APPOINTS

\_\_\_\_\_ AS MY ATTORNEY AND PROXY, WITH FULL POWER OF SUBSTITUTION TO ACT, TO VOTE, AND TO EXECUTE CONSENTS WITH RESPECT TO ALL OF MY VOTING RIGHTS IN SAID CORPORATION, AS FULLY AND TO THE SAME EXTENT AS I MIGHT DO MYSELF, AT THE MEETING OF THE MEMBERS OF SAID CORPORATION TO BE HELD ON THE

**21<sup>st</sup> DAY OF JANUARY, 2009**

THIS PROXY MAY BE REVOKED BY ME AT ANYTIME, BUT IF NOT REVOKED, IT SHALL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE FINAL ADJOURNMENT OF THE AFORESAID MEETING.

DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_

**\*\*NOTE: FILL IN ANOTHER HOMEOWNER OR A BOARD MEMBER NAME IN THE PROXY TO VOTE ON YOUR BEHALF IF YOU ARE NOT IN ATTENDANCE**

# Landen Meadows Homeowners Association

c/o Bumgardner Association Management

P.O. Box 102 • Belmont, NC 28012

Office: 704-829-7878 • Facsimile: 704-829-7499

E-Mail: [BAMMgmtServices@aol.com](mailto:BAMMgmtServices@aol.com)

Website: [www.bumgardneram.com](http://www.bumgardneram.com)

Dear Landen Meadows Homeowner:

The Board of Directors is pleased to announce that after reviewing the budget needs for calendar year 2009, they will not be increasing the annual homeowner's dues for 2009. **The annual 2009 homeowner's dues for Landen Meadows is \$395.00**

The annual dues are due on March 1, 2009 and must be paid in full by March 15, 2009. All dues received after March 15, 2009 will be assessed a late fee of \$10.00 plus administrative, collection and legal fees incurred in the collection of the account.

Any homeowner who has a legitimate hardship and is unable to make a lump sum payment of \$395 by March 1, 2009 should contact Bumgardner Association Management in order to make special payment arrangements. This should be done **BEFORE** March 1, 2009

The Board of Directors and Bumgardner Association Management wishes each of you "Best Wishes for the New Year".

Thank You,  
The Landen Meadows Board of Directors

**Please detach below, print clearly, and enclose with your remittance payable to "Landen Meadows HOA".**

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## LANDEN MEADOWS 2009 DUES PAYMENT COUPON

(Please Print Clearly)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Amount Paid: \_\_\_\_\_

Check # \_\_\_\_\_

Please Mail Payment to:  
Landen Meadows HOA  
c/o Bumgardner Association Management  
P.O. Box 102  
Belmont, NC 28012



*Bumgardner Association Management*  
*Specializing In Managing Homeowner Associations*

# LANDEN MEADOWS

## MANDATORY POOL TAG REGISTRATION FORM

All Landen Meadows residents **must** register with this form in order to receive pool tags for your family. Possession of a 2009 POOL TAG is mandatory for entering the pool gate. Bumgardner will issue tags based on the completed form and send them to your home address. **YOU MUST PAY YOUR HOMEOWNERS DUES TO RECEIVE YOUR POOL TAGS!**

\*PLEASE PRINT CLEARLY\*

Street Address: \_\_\_\_\_

Last name: \_\_\_\_\_

Names of all adults (21 years of age and older) residing at above address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

First names and DOBs of children (under 21 years of age) residing at above address:

Name

Date of birth

\_\_\_\_\_  
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\_\_\_\_\_

**\*RETURN THIS FORM TO BUMGARDNER WITH YOUR YEARLY DUES PAYMENT.**

**LANDEN MEADOWS  
BUDGET 2009**

**EXPENSES**

**POOL/TENNIS COURTS**

Pool Contract	\$37,235.00	
Maintenance & Repairs	\$4,500.00	
Telephone	\$800.00	
Pool Furniture	\$3,000.00	
Swim Team (net)	\$1,500.00	
Playground Equipment	\$500.00	\$47,535.00

**GROUNDS**

Grounds: Labor & Materials	\$40,000.00	
Repairs & Maintenance	\$4,000.00	
Beautification	\$4,000.00	\$48,000.00

**UTILITIES**

Electricity & Gas	\$14,000.00	
Water & Sewer	\$4,500.00	\$18,500.00

**GENERAL & ADMINISTRATIVE**

Insurance	\$4,000.00	
Management	\$14,000.00	
Legal	\$2,100.00	
Administrative	\$2,000.00	
Auditing	\$500.00	
Bad Debt	\$1,000.00	
Social	\$5,000.00	
Communications	\$800.00	\$29,400.00

**TOTAL** **\$143,435.00**

**RESERVES**

Unallocated	\$5,990.00	
<b>TOTAL</b>		<b><u>\$5,990.00</u></b>

**TOTAL EXPENSES AND RESERVES** **\$149,425.00**

**INCOME**

Homeowners Dues (375 X \$395)	\$148,125.00	
Interest	\$400.00	
Late Charges	\$900.00	

**TOTAL INCOME** **\$149,425.00**