

## **Heron Bay Homeowners Association**

Care of Cedar Management Group  
PO Box 26844  
Charlotte NC 28221  
Phone: 704-644-8808 [support@mycmg.com](mailto:support@mycmg.com) Fax: 704-509-2429

### **2021 Annual Meeting Notice**

Merry Christmas and a Happy New Year Neighbors!!

We can only hope that 2021 is better than the past year. Since the Governor's restrictions prohibit gatherings greater than 10 people, we struggled with how to accommodate the requirement for a meeting and the computer challenges with several of our neighbors. We feel the best option is an email packet to meet the annual meeting requirement and a ZOOM option for a central discussion. This annual meeting packet includes:

- Welcome letter and 2020 Review
- Proxy
- Biographies for 1 new board member
- Proposed 2021 budget
- Voting ballot

Please read all of the material carefully and reach out to a board member with any questions. Voting is required for a new board member and to ratify the budget and this is prohibited by law via ZOOM. So PLEASE submit all votes either by email or by mail no later than January 31, 2021.

Join Zoom Meeting: [https://zoom.us/j/98852298958?](https://zoom.us/j/98852298958?pwd=cEJoU0MrZlV4emErVUVxeDZTck8yQT09)  
[pwd=cEJoU0MrZlV4emErVUVxeDZTck8yQT09](https://zoom.us/j/98852298958?pwd=cEJoU0MrZlV4emErVUVxeDZTck8yQT09)

Dial in: **(646) 558-8656 (US – New York)** Meeting ID: **988 5229 8958**

Passcode: **653052**

Our annual meetings have historically been to celebrate all of the volunteers in our community and the accomplishments. We would like to first express our sincere appreciation for the many neighbors that have been volunteering their countless hours to assist in maintaining Heron Bay. The Common Property Committee (CPC) is made up of Ken Erdner (chairperson), Brenda Niparts (signs), Joe Pleasant (landscaping), Brian Kurzel (gate), Charles Humprey (security), Jean Humprey (clubhouse) and Lisa Erdner (lights). Thank you all for your continual interest. This is Ken's last year and we are so extremely grateful for his commitment. Thank you Ken!!

The Architectural Committee (ARC) is comprised of Larry Williamson (chairperson), Nikki Gafinowitz and Tim McMullen. There has been so much building in the neighborhood that they have been unusually busy! Thank you all for your dedication.

The Social Committee is a partnership between Amanda McLain, Carolyn Cooke, and Sandra Edwards. Though we have been unable to hold any social events in 2020, they have worked hard on assembling welcome baskets and welcome baskets for all of our new neighbors. This is a new endeavor to ensure the many new neighbors feel at home. Thank you all for your concern for the newbies!!

With the help of these committees the Heron Bay Board has been able to accomplish several important tasks this year. Here are our accomplishments:

- Town Hall style meetings to gather feedback on the paving project.
- A newly signed contract with Cedar Management for a reduced management fee
- Elimination of the transfer/certification fee with Cedar Management for the seller of a Heron Bay property.
- Creation of an online portal for the storage of documents for future board members
- Implementation of online services for the clubhouse rental including charging rental fees to your Heron Bay account and online reservation forms
- A newly signed contract with Energy United for the correct count of the lights and a work order to upgrade all of the lights to LED lamps.
- Useful information included in the Welcome Baskets such as maps, important phone numbers, area restaurants, ARC quick tips, and available vendors
- The entrance gate has funds approved for a new controls/motor which includes a power outage backup system
- Residents have attended Board meetings (prior to COVID) which improves the relationship between the Board and the Property Owners.
- Complete transparency with the neighborhood
- Plans for an expanded boat storage area in 2021.

Welcome to a new year in Heron Bay. We intend to continue our transparency between the board and the neighborhood. We always welcome you to share your questions and concerns. We expect to have a very successful 2021 in Heron Bay!

Thank you all for your trust in our service.  
The Heron Bay Board

# **Heron Bay HOA**

## **PROXY**

The undersigned, pursuant to the Bylaws of the Association and pursuant to North Carolina General Statute § 55A-7-24, do hereby appoint \_\_\_\_\_ to vote or otherwise act for the undersigned Owner(s) at any meeting of the Membership of the Association, including, without limitation, the meeting to be held on January 9, 2021 and any postponements or adjournments thereof. In the event a name is not inserted on the line provided, it is understood that the majority vote of the Board of Directors, for each issue being voted upon, will act and vote in my/our stead.

Unless this Proxy is sooner revoked, as provided for in N.C.G.S. § 55A-7-24, or an expiration date is provided *expiration date:* \_\_\_\_\_, this Proxy will expire eleven (11) months from the date below. By signing and dating this proxy, and its deliverance to the person presiding over a meeting of the members, all other proxies previously submitted to the Association by the undersigned, are revoked and voided.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2020/2021.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Property Address *(Only one owner per Lot has authority to vote.)*

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c/o Cedar Management Group  
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Please copy and paste into an email. Add your desired votes and email the entry to:

[abaiohbhoa@gmail.com](mailto:abaiohbhoa@gmail.com)

Please vote for 1 member:

\_\_\_\_\_ John Snyder

\_\_\_\_\_ Byron Bassett

Please check 1

\_\_\_\_\_ I do approve the 2021 budget.

\_\_\_\_\_ I do NOT approve the 2021 budget.

Byron Bassett

My wife Dana and I live in High Point but will be building on our lot at 219 Whisper Lake Dr.in the next 12-18 months. I am Vice President of Precision Fabrics Group and Dana is the human resources manager at Vann York Auto Group.

We are originally from Virginia but our careers have literally taken us around the world, having lived overseas and 5-6 states (lost track) over the last 30 years. Our intention is to retire at our home in Heron Bay but until then we will enjoy weekends there and visits from our two grown daughters.

## Bio: John F. Snyder, Sr.

704.491.6361 / [johnsnnyder@carolina.rr.com](mailto:johnsnnyder@carolina.rr.com)

### Introduction

John is a native of Thomasville, NC and has lived in Charlotte since 1987. He is the proud father of 3 grown sons – Field, Patrick and Ward. He maintains residence in Charlotte along with residence in Asheville with his wife Stacey. On most weekends, they travel to their home in Heron Bay. John and Stacey are also members of Old North State Club.

### Background and Experience

John's professional background includes over 20 years in financial sales with marquee companies such as GE Capital, Wachovia Capital Markets, Dixon Hughes Goodman and PricewaterhouseCoopers. ("PwC") Prior to financial sales, Snyder served over 15 years in manufacturing sales covering a southern multi-state territory. He has developed extensive relationships and networks throughout the metro-Charlotte region over 30 years with private middle market and large public companies, nurturing strong relationships with a variety of Charlotte area organizations. He retired in April of 2018.

### Affiliations & Interests

Snyder's civic involvement includes having served a six-year term on the Board of Governors for The Charlotte City Club, including Chairman of the Membership Committee, 1<sup>st</sup> Vice President, and member of the Strategic Long-term Planning Committee. He is immediate past Chairman of the Mecklenburg County UNC Kenan – Flagler Alumni Association. An Eagle Scout, John is passionate about Boy Scouts of America and has served within the Mecklenburg Council since 1990. At the troop level, for 14 years he mentored 61 Eagle Scouts with their Eagle projects within Troop 11 at Providence United Methodist Church. He remains an active committee member for the annual Mecklenburg County Eagle Scout Recognition Banquet at Quail Hollow CC and is past Chairman. All three of his sons are Eagle Scouts. A Rotarian since 1990, John is past President of the Dilworth Rotary Club in 1998. In 2000 working uptown, John joined The Rotary Club of Charlotte and was President in 2008-09. He is 2005 alumni of Leadership Charlotte, and he participated for over 15 years on the board of the British American Business Council of North Carolina serving as President in 2007. Snyder is also an active member of the World Affairs Council. John is a lifelong tennis enthusiast and is a long-term member of Old Providence Racquet Club and a past board member. Since 1987 John has been an actively involved member of Myers Park United Methodist Church and he has participated in church sponsored trips to Haiti and Israel. John has been a certified Stephen's Minister since 2015.

### Education

John is a 1983 graduate of The University of North Carolina at Chapel Hill with a BS in Industrial Relations and a BA in Psychology. He was a member of Beta Theta Pi fraternity. All three sons also graduated from UNC and were Betas.

	2021 Budget			
	Important note: boat storage increase from \$50.00 to \$75.00 every 6 months			
	Important note: HOA dues increase 3% every year for the the road paving			
			<b>2021 BUDGET</b>	<b>2020 BUDGET</b>
<b>ACCT #</b>	<b>REVENUES</b>			
	Assessments		\$229,336	\$218,013
	Interest from Reserve Accounts		\$2,000	\$2,000
	late fees			
	other income			
	Cluster slip dues:			
	*Cluster Slip A (12 slips)		\$3,000	\$3,000
	*Cluster Slips B-C-D (36 slips)		\$9,000	\$9,000
	Gate Access Remote Purchase			
	Boat Storage Income		\$8,400	\$5,600
	Clubhouse Rental Income			
	ARC Compliance Income			
	Insurance Recovery			
	<b>TOTAL REVENUE</b>		<b>\$251,736</b>	<b>\$237,613</b>
	<b>EXPENSES</b>			
	<b>CLUBHOUSE</b>			
400381	Clubhouse Utilities - Propane		\$200	\$200
400040	Clubhouse Maintenance & Repairs		\$12,800	\$9,650
401830	Clubhouse Cleaning/Supplies		\$4,602	\$3,900
	<b>GATE HOUSE/CAMERAS</b>			
400161	Maintenance - Cedar		\$4,200	\$4,440
400130	Gate System Maintenance & Repairs		\$6,000	\$4,650
400162	Gate System Security		0	\$2,500
	<b>LANDSCAPING</b>			
400100	Landscaping Contract CPC		\$47,100	\$47,100
400121	Landscaping - General		\$16,200	\$15,000
400384	Irrigation - Gatehouse		\$300	\$300
400385	Irrigation - Clubhouse		\$300	\$300
400120	Landscaping - Other		\$4,300	\$9,800
	Landscaping & Ponds - Maintenance		\$1,500	\$1,500

	<b>DOCKS</b>			
401880	DOCKS - A		\$1,550	\$1,550
401881	Docks - B, C &D		\$4,250	\$4,250
	<b>BOAT STORAGE</b>			
401605	Boat Storage - Electric		\$1,000	\$1,610
401606	Boat Storage - Maintenance		\$2,300	\$2,600
	<b>ADMINISTRATIVE</b>			
400021	Bad Debt Expenses		\$1,000	\$4,000
400060	Insurance: Hazard		\$7,700	\$7,700
400160	Management Fees		\$16,200	\$17,929
400200	Office Supplies		\$1,000	\$1,000
400300	Accounting/ Audit Fees		\$450	\$450
400320	Legal Fees		\$3,000	\$1,200
401300	Tax Expenses		\$2,182	\$2,182
499901	management: Administrative		\$1,800	\$1,800
499903	Postage		\$650	\$650
	<b>UTILITIES</b>			
401800	Telephone		\$1,750	\$1,750
400380	Utilities - Electric		\$27,000	\$22,400
	<b>COMMITTEES</b>			
400340	Social Committee Expenses		\$4,000	\$4,000
401000	ARC Expenses		\$750	\$750
401850	On-Site inspections - new Construction		\$750	\$750
	<b>TOTAL EXPENSES</b>		\$174,834	\$175,911
	<b>NET INCOME</b>		\$76,902	\$61,702
	<b>RESERVES:</b>			
	Roadway Contribution (Reserve)		\$62,398	
	Cluster Pier A		\$1,450	\$1,450
	Cluster B, C, D		\$4,750	\$4,750
	Boat Storage		\$4,804	\$1,390
	General Reserve		\$3,500	\$54,112
	2021 HOA FEES = \$399.54 / 6 months			