



# Annual HOA Meeting

2021

[www.CamelotMalory.com](http://www.CamelotMalory.com)



# Meeting Agenda

- Meet your HOA Board of Directors
- Welcome New Homeowners
- Vote in HOA New Board Members
- Vote in Townhome Committee
- NEW MANAGEMENT COMPANY
- How to report Covenant Violations
- Board vs. Management
- What do your HOA Dues cover?
- Added Agenda Items by Homeowners
- Accomplishments
- Upcoming Community Events
- Open Forum
- Conclude Meeting

# Board of Directors

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- President: Kristy Payne
- Vice-President: Marchell Williams
- Treasurer: Brandi Mcneill
- Secretary: OPEN
- Member-at-Large: Stacey Escamilla



# Welcome



# Cast your Vote

HOA Board of Directors  
Vice-President  
1 Year Term

VOTE:  
Marchell Williams

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# Cast your Vote

HOA Board of Directors  
Secretary  
2 Year Term

VOTE:  
Machela Calloway

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# Cast your Vote

Three (3)  
Townhome Committee  
Positions are Available  
1 Year Term

VOTE:  
Gary Freeman  
Vinniece Freeman  
Prisilla Lawrence

Section 1.39. "Townhome Committee" shall mean and refer to a Committee of three (3) Owners from the Townhome Section elected by the Owners of the Townhome Section. The Townhome Committee shall consist of three (3) elected Owners from the Townhome Section, to serve a one-year term of office. The Townhome Committee shall be elected annually by the Townhome Owners during the annual meeting for the Association.

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# NEW Management Company Coming August 2021 Associa



As the largest Community  
Association Management  
Company in North  
America,

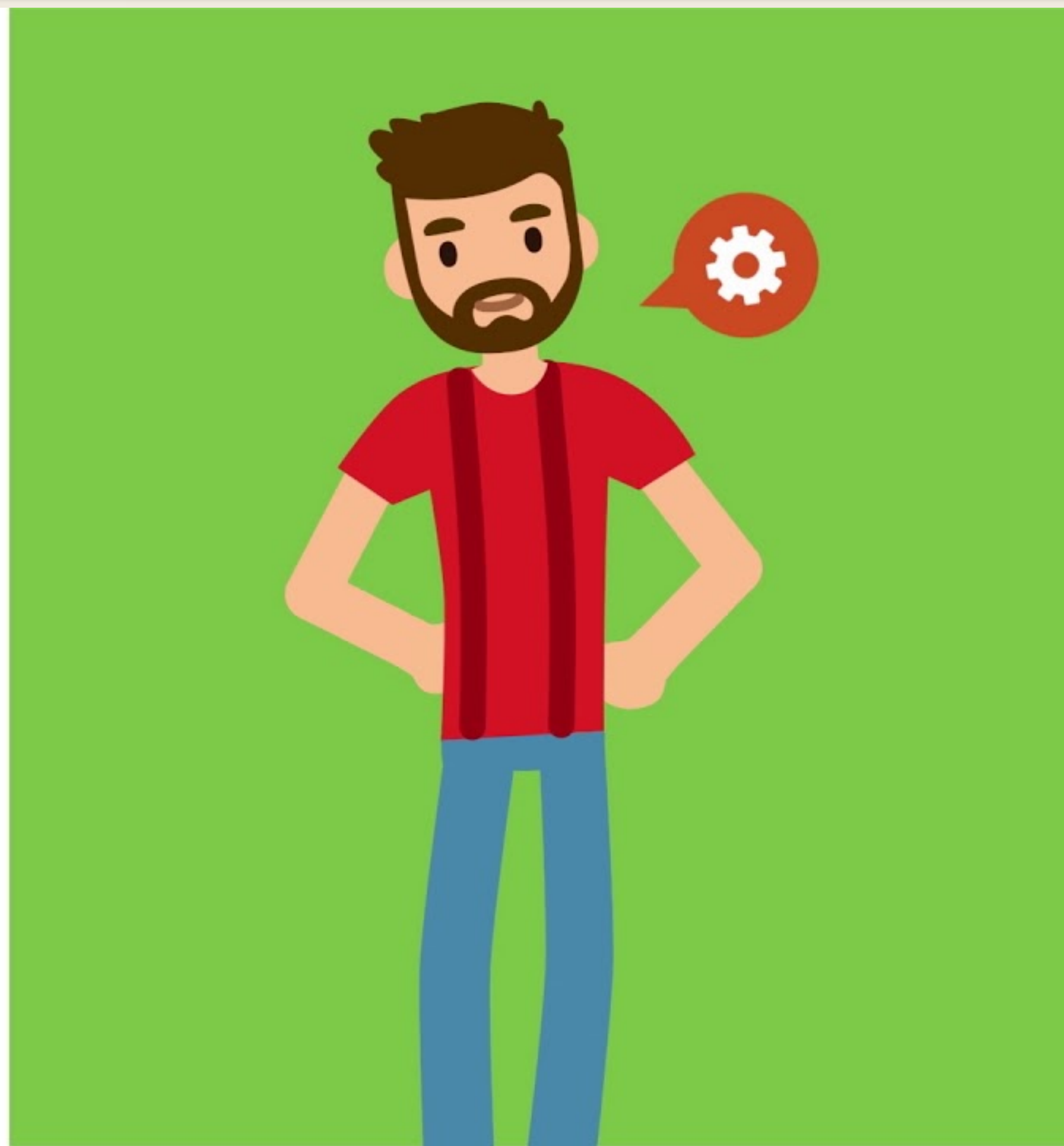
**ASSOCIA**  
**MAKES**  
**[ COMMUNITY ]**  
**HAPPEN**



# New Community App Coming August 2021 Town SQ with Associa

## TASKS AND MAINTENANCE

Manage maintenance  
items and teams with  
notifications and  
requests



# Lawn Maintenance



The City of Raleigh has its own Public Nuisances standards. This includes the height of grass. The dense growth of tall weeds or grass that is over 8 inches in height is considered a nuisances by City of Raleigh Standards.



# Violation Process

NORTH CAROLINA PLANNED COMMUNITY ACT.

G.S. 47F-3-107.1

§ 47F-3-107.1. Procedures for fines and suspension of planned community privileges or services.

1st Letter - Warning Notice - 2 weeks to correct the violation is given.

2nd Letter - Warning Notice - 2 weeks to correct the violation is given.

Also, indicating after this notice, there will be an opportunity for a hearing before a fine may be imposed.

3rd Letter - Notice of Hearing.

Hearing - The homeowner is given a chance to explain to the Board why the violation has not been corrected.

4th Letter - Notice that if violation is not corrected within 5 days after receiving this letter, \$50 a week fines will be enforced until the violation is corrected.

**Don't blame others.**

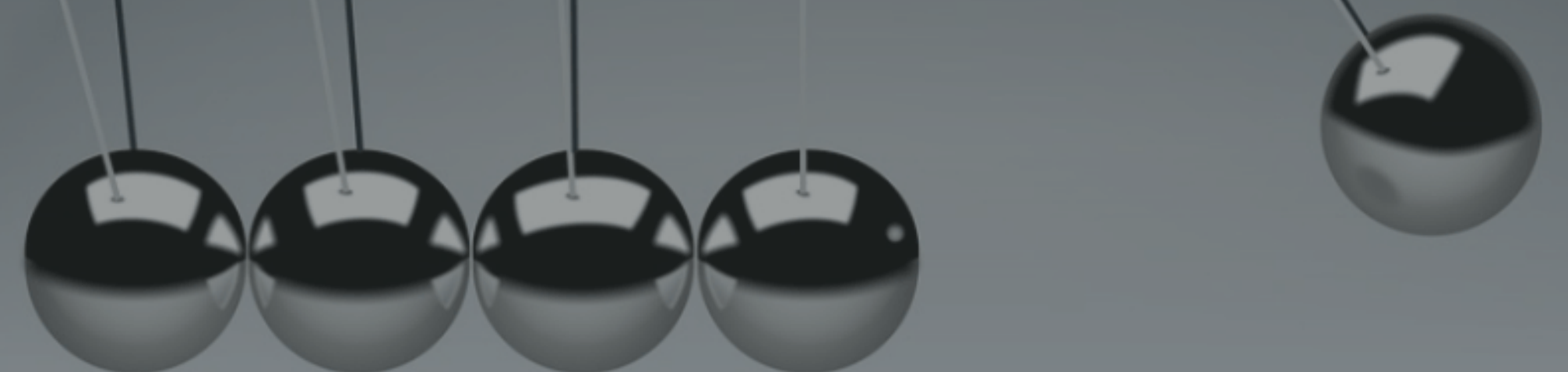
**Who is the HOA?**  
**YOU ARE!!!**

**A** ACTION  
**C** CHANGES  
**T** THINGS

Have you ever said....

Why does no one ever do anything about my neighbors never cutting their grass, putting their trash and recycling bin away, never power washing their house, leaving trash/junk in their yard..... and so much more???

If You Don't Take Action, Don't  
Expect Change

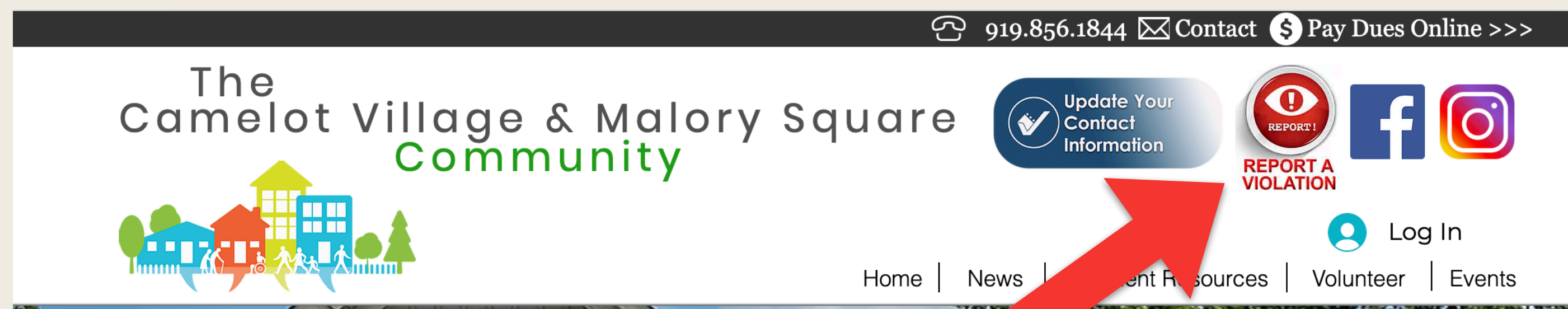




# How to report violations

Visit:

[www.CamelotMalory.com/report](http://www.CamelotMalory.com/report)



**Reports are  
COMPLETELY ANONYMOUS**

[www.CamelotMalory.com](http://www.CamelotMalory.com)

## HOMEOWNERS ASSOCIATION BOARD MEMBER

Volunteer position.  
Goes to work.  
Goes home after work.  
You do not visit their  
house with complaints.

**VS.**

## COMMUNITY ASSOCIATION MANAGEMENT

Paid position.  
Has a Place of Business.  
Goes home after work.  
You do not visit their  
house with complaints.

## The Difference between HOA Board of Directors & Association Management Company

Understanding the Difference between the HOA Board of Directors and the Property Management Company.

Your HOA Board of Directors consists of volunteers with jobs, families and other duties outside of their service to the community. The HOA Board makes decisions on Association business, vetting and hiring contractors for community projects, and reviewing Association finances and expenses.

Our Association Management company serves on the front lines fielding issues for the Board such as handling homeowner complaints, dues collection, and emergency scenarios involving homeowners or tenants.

# What HOA Dues Pay For

Annual

\$60,683

- Management Fees \$19,200
- Audit/Tax Returns \$275
- Insurance - \$1,300
- Legal and Collections \$1,455.00
- Grounds Maintenance \$18,000
- BMP for Stormwater/Repairs \$600
- Pet Stations \$3,500
- Swale Maintenance/Repairs \$2,000
- Level Spreader Maintenance/Repairs \$1,600
- Stormwater Maintenance \$4,000
- SCM Annual Inspections \$675
- Community Website \$230
- Social Events \$3,000
- Record Storage \$48
- Account Maintenance \$260
- Materials and Office Supplies (paper, envelopes, postage, and address labels) \$4,000
- Architectural Review Form Processing \$540



# Speaking of Dues...

On July 1st, it will be time to pay dues again for all Homeowners.

A small, rectangular chalkboard with a light-colored wooden frame. The words 'Delinquent HOA Dues' are written on it in white, bold, sans-serif capital letters. The chalkboard is set against a light beige background.

**Delinquent  
HOA Dues**

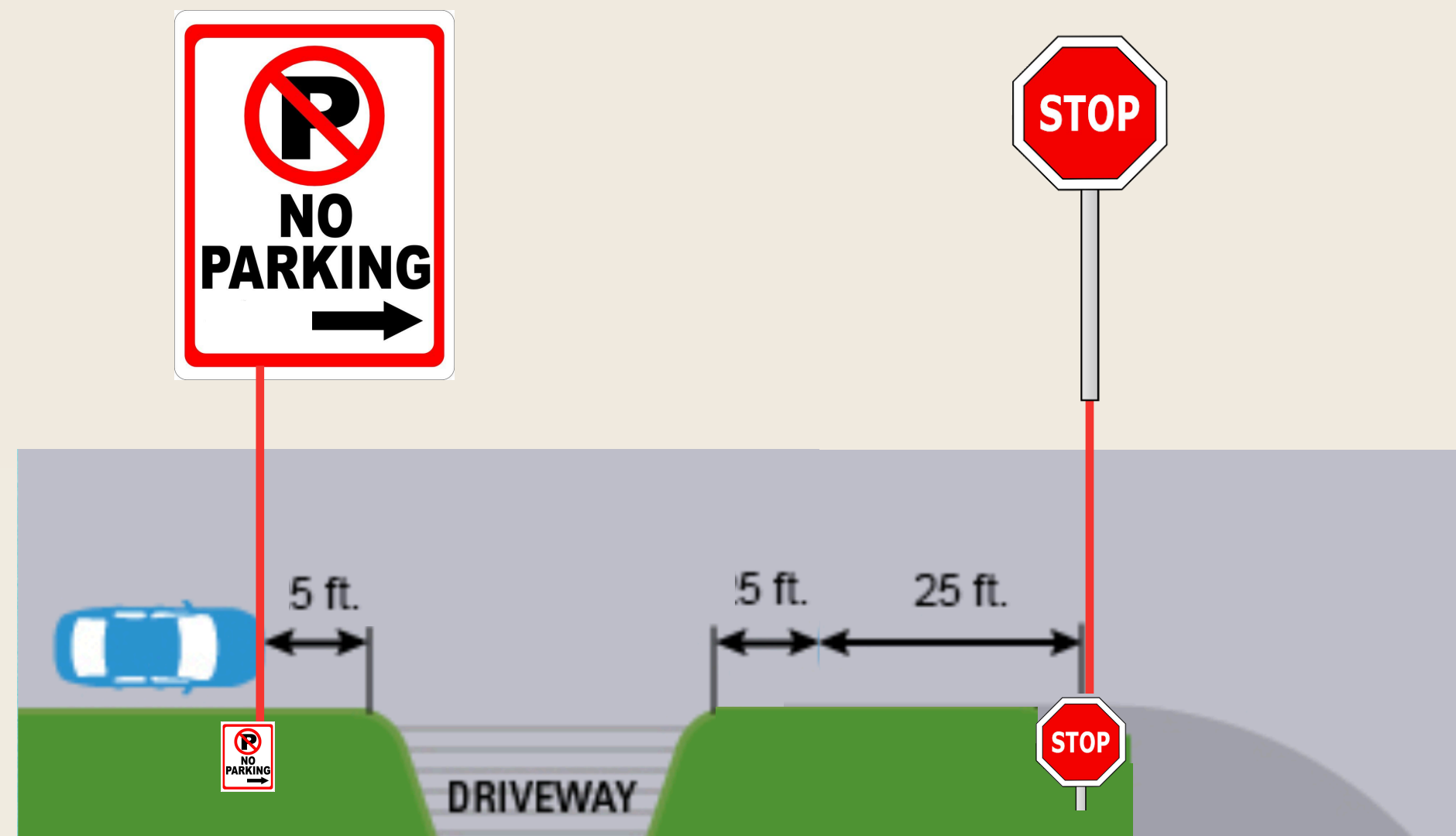
\$20 a month late fees add up!

After July 31st, Dues will need to be paid to Associa.

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# Agenda Item Added by Homeowner

Request from homeowner to please have the HOA board submit a request to NC Department of Transportation to remove the no parking sign located 90 feet from the stop sign at the intersection of Camelot Village and Sir Michel Dr.



☐ Approve  
☒ Deny



LITTLE FREE LIBRARY.ORG®  
TAKE A BOOK • SHARE A BOOK



# Agenda Item Added by Homeowner

Homeowner, Gary Freeman, would love to sponsor a community mailbox to be able to set up for the neighborhood.

A well-constructed box that would make books available for small children and other youth. Books for Adults could be made available as well, but the community bookshelf would be managed by his nonprofit that way it could be well kept and managed weekly.

- ☒ Approve  
☐ Deny

## Example



# Agenda Item Added by Homeowners

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The idea of adding picnic tables was discussed by several homeowners and was brought to the Board of Directors for approval.

Location:

Where the old Dumpster area was, where Lord Joseph Ct. and Lady Yvone Way meet.

- ☒ Approve  
☐ Deny

# Accomplishments

- Planned a successful Halloween Event in the middle of a pandemic with the help of our social events committee.
- In the past 17 months, the Architectural Review Committee has processed over 60 Architectural Review Forms for homeowners.
- In the past 10 months, the Board of Directors has helped homeowners with over 200 concerns and complaints.
- Obtaining approval to remove the Townhouse Dumpster Corral after many complaints.
- Obtaining City of Raleigh Waste approval for individual rolling carts for townhome owners that live on Lord Joseph Ct. & Princess Lita Way.
- Organizing a volunteer event to distribute individual rolling carts to those townhome owners.
- After many complaints and concerns for safety, approval from the City of Raleigh to install No Parking Signs in illegal parking areas On Lord Mario Ct, Lady Rita Way, and Sir Julian Ct.
- Increase in our community savings, to prepare for community improvements in the near future.
- Hired a new lawn maintenance company to service HOA land and Townhome properties.
- Installed new Dog Waste Stations in several locations.



Interested in joining the Social Events Committee?

Stick around after the Annual Meeting for a quick Social Events Committee gathering right here.

## Upcoming Community Events

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Annual Community Yard Sale:

Date: TBD

Time: TBD

National Night Out:

Date: August 3rd

Time: 6pm-8pm

Volunteers Needed



Discussion and Questions

See Meeting Minutes Here:

<https://www.camelotmalory.com/meeting-minutes/>

*Thank You!*

This concludes our 2021 Annual  
Homeowners Association (HOA)  
Meeting

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