



May 23, 2023

Dear Homeowner,

Greetings, we hope this letter finds you and your family are all well! It is that time of year again and we wanted to let you know about what has taken place and what the BPHOA plans are for this next 12 months.

This year's **annual meeting is June 6th, Tuesday at 7:00 – 7:45 PM at the park and parking lot, all homeowners are encouraged to attend. If you decide to not attend**, you must please either mail/email/drop-off the enclosed Proxy form indicating your budget vote; or optionally download & complete the website's PDF form's fillable Proxy, signed & emailed in return prior to the meeting.

<https://www.bedfordplacehoa.org/proxy/>

The HOA Annual dues for 2023–2024 are at **\$475/Lot**. If you wish to discuss particular items at the meeting, *please* contact Becky Hiller ahead of time to get on the agenda. We hope you can attend to get updated, discuss any other suggestions or questions you have, and to greet your HOA neighbors, we do have some new folks! If you cannot attend, please email us any discussion items you want brought up at the meeting on your behalf and submit your proxy. (See page 3)

DISCUSSION & NEWS ITEMS

- **Announcing New Board Members** – due to some homeowners moving & vacancies, the Board was able to fill the openings. **Please welcome Calvin Shearin as Treasurer.** Calvin is of Sullivan-Shearin CPA, his firm does our HOA's taxes. Calvin & Mary are long-time residents, and we want to thank him for his volunteering, this will be the 2nd time he has served as Treasurer. **Please welcome Regina Backus as Secretary.** Regina is a long-time resident & she will be an invaluable asset; her husband Bobby is our local tennis-pro & we appreciate his service on our Tennis Court committee.
- **Nominations** – the nominating committee has approached Kyle DeHaven & are nominating him as a member to the Board of Directors. Kyle & Jessica moved to BPHOA in 2021, Kyle is currently a County Manager for Greene County. Voting to take place at the meeting, if you can not attend please submit your vote via proxy.
- **Contracts - Landscape & Property Management** - 2023-2024 no change in either contracts
- **Requests for Proposals** – the Board has several RFP(s) out for Painters for tennis court fencing & Tennis Court Resurfacing to be done between 2023 & 2024. This process is still ongoing & no determinations to award contracts has been made by the Board at this time.
- **Financial Information - 2023-2024 Annual HOA Dues/Lot\$475.** The current balance & operating reserves will be handed out at the meeting or if not attending please email president@bedfordplacehoa.org for a copy.



2023-2024 General Information

- **Tennis Courts** – please don't forget we have Pickleball lines added for duo play on one court. It is a great game for all ages and level of players, please take advantage of learning a new sport! The tennis court has beginner's painted/shorter court lines for our youngsters and new players.
- **Tennis Court Keys** – Keys are provided to all homeowners who request them and/or associate members who purchase annual renewable memberships. Homeowners will receive 1 key per household and an "Orange" lanyard with a key & ID attached. Associate Members will receive 1 key per household and a "Yellow" lanyard with an ID card attached, designating they are a member for that particular year in which they have paid. **We are requesting that all members please attach the colored lanyard to the tennis court gate while the courts are in your use.** This will facilitate to identify your membership. **Any members without a registered key and lanyard**, please contact us *prior* to the Annual Meeting, we will bring one for you to sign for at the meeting. Michelle is the "key keeper" you can contact her via our contact form or email Michelle vicepresident@bedfordplacehoa.org.

Reminder: Parking or storage of any utility trailers, boats, or RV equipment on driveways or on any street is strictly not permitted in the BPHOA. As a courtesy, we have provided a provision to our C&R's to permit a homeowner to occasionally park for 1-2 days to off/or on-load or clean their recreational vehicle or boat. Any non-compliance is subject to a letter from the Architectural Committee or Board of Directors. If a homeowner does not comply, fines can be levied. (*Pursuant to Chapter 47F North Carolina Planned Community Act § 47F-3-107.1. and G.S. 47F-3-116*) To view visit <https://www.bedfordplacehoa.org/covenants/> **Thank you ahead for your compliance, it is very much appreciated!** 😊

Thank you for your support, we appreciate each of you and your contribution to our beautiful neighborhood. If you have any suggestions, or concerns, please use the contact form on our website, we will happily respond. See you at the meeting on June 7th! **If you cannot attend, please sign and return the enclosed proxy** via mail, or download from our website at <http://www.bedfordplacehoa.org/memberproxy.html> and email to president@bedfordplacehoa.org or Fax to 252-695-0054.

Thank you and have a great day!

Warm Regards,

Becky Hiller

BPHOA Board of Directors

President: Becky Hiller

Email: president@bedfordplacehoa.org

Cell: 252-481-4806

Vice President: Michelle LaHair

Treasurer: Calvin Shearin

Secretary: Regina Backus

Architectural Committee: Kennis Wilkins, Kunny Brothers, Calvin Shearin **Tennis Court Committee:** Robert Backus, Kennis Wilkins

Social Committee: VACANT – Volunteers Needed

BPHOA MEMBER PROXY

Proxy for 2023 BPHOA Board

Bedford Place Homeowners Association

Annual Meeting - Tuesday, June 6th, 2023 at 7:00 PM

Bedford Place Park at the Tennis Courts

INSTRUCTIONS: The purpose of this meeting is to hold the Annual Meeting of Members. Please complete and return this proxy vote on the current budget **if you cannot attend** the meeting. Proxies must be received prior to the meeting and no later than June 7th at 5PM. If you attend the meeting, you will vote as usual.

The Annual Meeting of Members is to be held at 7 PM on Tuesday, June 6th, 2022. When properly executed, this proxy will be voted in the manner directed herein by the undersigned member. If no direction is made, this proxy will be voted in accordance with the recommendation of the Board of Directors. Only members of record and those in good standing for the year of 2022 are entitled to notice of and to vote. This Proxy can also be executed online at <http://www.bedfordplacehoa.org> by downloading the PDF document, printing/scanning OR edit the online PDF form with your digital signature and return by email. You must provide your full name, email address, signature, and physical address in order for the vote to be counted. You can also mail the proxy to PO Box 30884 Greenville NC 27833 or drop off to 204 Campden Way (mailbox) or Fax to 252-695-0054; it must be received prior to annual meeting. **Adobe PDF Electronic signatures accepted on the Adobe forms fillable Proxy <https://www.bedfordplacehoa.org/proxy/>**

Having received and reviewed the BPHOA proposed budget for 2023 - 2024, I APPROVE THE PROPOSED BUDGET at \$475/Lot.

YES NO

Date	
Signature	
Print Name	
Street Address/or Lot #	
Phone Number	
Email Address	

Other Comments/Notes:

I APPROVE THE NOMINATION of KYLE DEHAVEN AS MEMBER TO THE BOARD OF DIRECTORS:

YES NO