

## Everette Estates: President's Summary of August 18 All-Member Meeting

From: Crawford Jencks (crawfordjencks@yahoo.com)

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Date: Thursday, August 19, 2021, 09:24 PM EDT

Dear Neighbors,

The subject meeting was well attended, see attached list. Twenty-one properties were represented, five of those were by proxy. The meeting quorum requirements were met. Thanks to all for the interest.

As stated in previous correspondence, the primary purpose of the meeting was to develop a transition plan for the future management and operation of the HOA. The need for such a plan is prompted in a large part by my impending departure as president and neighbor—and that is now a definite. Before discussing viable options, I did talk about the do-nothing alternative that could end up being more catastrophic and expensive than all other options, never mind the place looking like heck.

The entire membership (all owners) make up the HOA. The membership has delegated authority to conduct HOA business through an elected Board of Directors, also performing staff functions. Without this management structure, all members will still be responsible for the consequences, for example, no mowing, no fence maintenance, no HOA liability insurance, no keeping up with required state registrations, and no meeting the regulatory requirements associated with our stormwater management facilities. Not maintaining the stormwater facilities subjects all owners to possible fines and expenses for corrective work done by others. In fact, when we owners took over from the developer, the HOA was threatened with an up to \$32,500 fine for not certifying them. Luckily, it was not our responsibility at that time. In other words, the do-nothing alternative is not, in my opinion, a viable option.

As to possible viable options, three were presented. All require volunteers for an elected Board of Directors to provide the ultimate authority for HOA business. The difference is how the staff level support is provided. The three are:

1. All volunteers, remain a self-managed HOA.
2. All staff support provided by a professional manager.
3. A hybrid, some staff support by professional manager, and as later discussed, volunteers would continue with the treasurer duties and comprise a Board appointed ARC.

Our guest, Tina-Marie Adams from Elite Management Services, explained the services they could provide. The services provided are extensive covering the administrated needs of an HOA. After responding to several questions from the participants, she left leaving us to discuss the merits of the 3 options noted above.

Almost all of the services mentioned by Ms. Adams have been accomplished over the last 6 years through the board member/staff volunteers. The major selling point for hiring a professional manager is that future volunteers would be relieved of the heavy lifting. The negative is there is an additional cost.

Subsequent discussions were a bit chaotic. As usual, the opinions covered the full range, from yes we need a professional manager to it's too expensive, which seems to imply, volunteers can do it all. A vote was eventually taken on the 3 options noted above. Self-management got 14 votes, full support by a professional manager received none, and the hybrid, 7. Although the type of management was selected, i.e., self-management, critical parts of a plan remain unanswered for a successful transition.

The current Board has the authority to appoint members to fill the remaining terms of vacant positions; terms ending by the next annual meeting in late September, early October. The primary position will be president; however, the Board member/secretary position has been vacant as well. Filling this latter position would provide additional, and am sure appreciated, support in a transition. Although no participants stepped forward for either position, 5 were interested in volunteering, but would like to further discuss which types of positions best suit them. A meeting of the group will take place on Monday, August 23, at 6pm. The Berfield's have graciously offered to host the meeting at 9504 Everette Drive. The 5 participants (Rex Berfield, Paul Murph, Bernard Russo, Jason Webber, and Raul Visaya) will be joined by Joanne Duncan, the current treasurer, and myself.

For a successful transition, the output of any further discussions, should be a recommendation for Board appointments of president and, desirably, a member/secretary. All other volunteers interested in being Board members, maybe even an expanded Board, will have to wait for the next annual meeting. However, knowing there will be volunteers will be a great comfort, take it from me.

So, the bottom line is, more to come. I will keep you updated. I also welcome any other thoughts that suddenly come to mind affecting the transition.

Crawford Jencks  
President  
Everette Estates Homeowners' Association, Inc.



18 Aug 21 Attendance.pdf

43kB

18 Aug 21 Attendance	First Name	Last Name	Address	Parcel ID
X X	Jason and Christal	Webber	9502 Everett Dr.	34K-1-1
X X	Rex and Tammy	Berfield	9504 Everett Dr.	34K-1-2
X	Paul	Murph	9506 Everett Dr.	34K-1-3
P (Murph)	Thomas	Prien	9508 Everett Dr.	34K-1-4
XX	Gordon and Catherine	Blackstone	9510 Everett Dr.	34K-1-5
	Gerald and Aminda	Campbell	9512 Everett Dr.	34K-1-6
XX	Joseph and Bonnie	Grande	9514 Everett Dr.	34K-1-7
P (Rossi)	Brandon and Courtney	Barber	9516 Everett Dr.	34K-1-8
P (Cobb)	Benjamin and Pannec	Webb	9518 Everett Dr.	34K-1-9
X	Barry and Kathy	Cobb	9520 Everett Dr.	34K-1-10
P (Rossi)	Barrett and Michaela	Sullivan	9522 Everett Dr.	34K-1-11
	Donna	Broussard	9521 Everett Dr.	34K-1-12
X	William and Joanne	Duncan	9519 Everett Dr.	34K-1-13
X	Peter and Ronna	Rossi	9511 Everett Dr.	34K-1-14
	William and Tatiana	Denbo	9509 Everett Dr.	34K-1-15
X	Bernardo and Marianna	Russo	9505 Everett Dr.	34K-1-16
	Gary and Katherine	Grantz	9421 Everett Ct.	34K-1-17
X	Brian	Zdgiebloski	9419 Everett Ct.	34K-1-18
XX	David and Wendy	Young	9417 Everett Ct.	34K-1-19
XX	Raul and Lydia	Visaya	9409 Everett Ct.	34K-1-20
X	Carl	Janney	9407 Everett Ct.	34K-1-21
	Steven	Brady	9405 Everett Ct.	34K-1-22
	Ricardo and Maria	Osorio	9401 Everett Ct.	34K-1-23
	Jarvis	Raynor	9400 Everett Ct.	34K-1-24
XX	Nathaniel and Donna	McCague	9402 Everett Ct.	34K-1-25
	Bret and Kristi	Raymond	9404 Everett Ct.	34K-1-26
XX	Brian (and guest)	Green	9406 Everett Ct.	34K-1-27
	Kenneth and Regina	Walker	9408 Everett Ct.	34K-1-28
P (Jencks)	King-Fred Properties LLC	(Middleton)	(9410 Everett Ct.)	34K-1-29
	Eric and Glorietta	Frasier	9412 Everett Ct.	34K-1-30
X	Crawford and Helen	Jencks	9414 Everett Ct.	34K-1-31
	James and Donna	Burnopp	9416 Everett Ct.	34K-1-32

- Number of Xs represent the number of participants in household attending.
- P (XXX) assigned proxy to name in parenthesis.
- 21 properties represented



**HOMEOWNER'S PROXY**  
**EVERETTE ESTATES HOMEOWNERS' ASSOCIATION, INC.**  
**ALL-MEMBER MEETING, AUGUST 18, 2021**

I, King Farm LLC, the undersigned homeowner of  
(Homeowner's Name)  
9410 Everett Ct., Spotsylvania, VA 22553, is entitled to vote  
(Address of Property in Everett Estates)

at the meeting of Everett Estates Homeowners' Association noted below.

The undersigned designates and appoints Crawford Jewels of  
(Name of Designee)

\_\_\_\_\_ as the  
(Address of Designee)  
Proxy for the homeowner.

By this proxy, the named Proxy may attend and represent the homeowner with the full power to vote for said owner. This proxy voids any proxy given previously by the homeowner to the Everett Estates Homeowners' Association.

This designation of proxy shall be effective for the all-member meeting of the Everett Estates Homeowners' Association to be held on August 18, 2021, from 7:00pm to 9:30pm, at the American Legion Post 320, 8456 Brock Road, Spotsylvania, VA 22553.

The Proxy shall have the full power as the homeowner's substitute to represent the owner and vote on issues and motions that are properly presented at the meeting for which this designation or proxy is effective. The Proxy shall have the authority to vote entirely at the discretion of the Proxy.

Homeowner's Signature: [Signature]

Date: 8/10/21 William Middleton

Address: 7426 Little Chatterton Ln., King George, VA.  
22485

(After completing the form, please email to [crawfordjencks@yahoo.com](mailto:crawfordjencks@yahoo.com) no later than August 15, 2021.)

**HOMEOWNER'S PROXY**  
**EVERETTE ESTATES HOMEOWNERS' ASSOCIATION, INC.**  
**ALL-MEMBER MEETING, AUGUST 18, 2021**

I, THOMAS PRIEM, the undersigned homeowner of  
(Homeowner's Name)  
9508 Everett Dr, is entitled to vote  
(Address of Property in Everett Estates)

at the meeting of Everett Estates Homeowners' Association noted below.

The undersigned designates and appoints Paul Murph of  
(Name of Designee)  
9506 Everett Dr as the  
(Address of Designee)  
Proxy for the homeowner.

By this proxy, the named Proxy may attend and represent the homeowner with the full power to vote for said owner. This proxy voids any proxy given previously by the homeowner to the Everett Estates Homeowners' Association.

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The Proxy shall have the full power as the homeowner's substitute to represent the owner and vote on issues and motions that are properly presented at the meeting for which this designation or proxy is effective. The Proxy shall have the authority to vote entirely at the discretion of the Proxy.

Homeowner's Signature: Thomas Priem  
Date: 8-18-21  
Address: 9508 Everett Dr

(After completing the form, please email to [crawfordjencks@yahoo.com](mailto:crawfordjencks@yahoo.com) no later than August 15, 2021.)

**HOMEOWNER'S PROXY  
EVERETTE ESTATES HOMEOWNERS' ASSOCIATION, INC.  
ALL-MEMBER MEETING, AUGUST 18, 2021**

I, BENJAMIN WEBB, the undersigned homeowner of  
(Homeowner's Name)

9518 EVERETTE DR. SPOTSYLVANIA, is entitled to vote  
(Address of Property in Everett Estates)

at the meeting of Everett Estates Homeowners' Association noted below.

The undersigned designates and appoints Barry Cobb of  
(Name of Designee)

9520 EVERETTE DR. SPOTSYLVANIA as the  
(Address of Designee)

Proxy for the homeowner.

By this proxy, the named Proxy may attend and represent the homeowner with the full power to vote for said owner. This proxy voids any proxy given previously by the homeowner to the Everett Estates Homeowners' Association.

This designation of proxy shall be effective for the all-member meeting of the Everett Estates Homeowners' Association to be held on August 18, 2021, from 7:00pm to 9:30pm, at the American Legion Post 320, 8456 Brock Road, Spotsylvania, VA 22553.

The Proxy shall have the full power as the homeowner's substitute to represent the owner and vote on issues and motions that are properly presented at the meeting for which this designation or proxy is effective. The Proxy shall have the authority to vote entirely at the discretion of the Proxy.

Homeowner's Signature: Benjamin Webb

Date: 8/16/2021

Address: 9518 EVERETTE DR.

(After completing the form, please email to [crawfordjencks@yahoo.com](mailto:crawfordjencks@yahoo.com) no later than August 15, 2021.)

**HOMEOWNER'S PROXY**  
**EVERETTE ESTATES HOMEOWNERS' ASSOCIATION, INC.**  
**ALL-MEMBER MEETING, AUGUST 18, 2021**

I, Brandon Barber, the undersigned homeowner of  
(Homeowner's Name)

9516 Everett Dr, is entitled to vote  
(Address of Property in Everett Estates)

at the meeting of Everett Estates Homeowners' Association noted below.

The undersigned designates and appoints Pete Rossi of  
(Name of Designee)

9511 Everett Dr as the  
(Address of Designee)

Proxy for the homeowner.

By this proxy, the named Proxy may attend and represent the homeowner with the full power to vote for said owner. This proxy voids any proxy given previously by the homeowner to the Everett Estates Homeowners' Association.

This designation of proxy shall be effective for the all-member meeting of the Everett Estates Homeowners' Association to be held on August 18, 2021, from 7:00pm to 9:30pm, at the American Legion Post 320, 8456 Brock Road, Spotsylvania, VA 22553.

The Proxy shall have the full power as the homeowner's substitute to represent the owner and vote on issues and motions that are properly presented at the meeting for which this designation or proxy is effective. The Proxy shall have the authority to vote entirely at the discretion of the Proxy.

Homeowner's Signature: 

Date: 8/18/21

Address: 9516 Everett Dr

(After completing the form, please email to [crawfordjencks@yahoo.com](mailto:crawfordjencks@yahoo.com) no later than August 15, 2021.)

**HOMEOWNER'S PROXY  
EVERETTE ESTATES HOMEOWNERS' ASSOCIATION, INC.  
ALL-MEMBER MEETING, AUGUST 18, 2021**

I, Barrett Sullivan, the undersigned homeowner of  
(Homeowner's Name)  
9522 Everett Dr., is entitled to vote  
(Address of Property in Everett Estates)

at the meeting of Everett Estates Homeowners' Association noted below.

The undersigned designates and appoints Pete Rossi of  
(Name of Designee)  
9511 Everett Dr. as the  
(Address of Designee)

Proxy for the homeowner.

By this proxy, the named Proxy may attend and represent the homeowner with the full power to vote for said owner. This proxy voids any proxy given previously by the homeowner to the Everett Estates Homeowners' Association.

This designation of proxy shall be effective for the all-member meeting of the Everett Estates Homeowners' Association to be held on August 18, 2021, from 7:00pm to 9:30pm, at the American Legion Post 320, 8456 Brock Road, Spotsylvania, VA 22553.

The Proxy shall have the full power as the homeowner's substitute to represent the owner and vote on issues and motions that are properly presented at the meeting for which this designation or proxy is effective. The Proxy shall have the authority to vote entirely at the discretion of the Proxy.

Homeowner's Signature: B.S.

Date: 8/18/2021

Address: 9522 Everett Dr.

(After completing the form, please email to  
2021.)

no later than August 15,