



Kirkway Of Scio Homeowners Association (HOA)
P.O. Box 1442, Ann Arbor, MI 48106-1442 - www.kirkwayofscio.org

Dear Kirkway of Scio HOA Owner,

The Annual Board Meeting has been scheduled for:

Tuesday, December 17, 2019 at 7:00 PM
at
Scio Township Hall
827 North Zeeb Road, Ann Arbor

Enclosed please find the meeting agenda and the proxy form.

We will be discussing and voting upon important issues that impact you and our community operation. If you have additional items that you would like to be discussed, please notify a board member before 12/17/2019 or come prepared to discuss during General Q&A.

If an owner cannot physically attend the meeting, please fill out the enclosed proxy form which designates someone to vote for you. An owner may designate another owner or the current tenant (i.e., non-owner resident) as proxy if the owner is off site and/or is not available to attend. Please give the completed proxy to one of the Board members, mail it to our P.O. box to be received by the close of business 12/17/2019, or send it to the meeting with your appointed proxy.

New Board members needed: Please contact any of the current Board members if you are interested in being a candidate for election. In the future, if there are insufficient individuals to carry out Board functions, we will be required to further increase dues to provide for full service management rather than the financial management that is currently allocated in our 2020 operating budget.

We hope to see you at our annual meeting.

The Kirkway of Scio Board of Directors



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Homeowners Association Annual Meeting Agenda Tuesday, December 17, 2019 at 7:00 PM

Convene Meeting

Introduction of Board Members

- Brian Nuskowski, President ■ Rami Alzebdeh, Vice-President
- Robert Brewster, Treasurer ■ David Schefferly, Secretary

Introduction of Association Members

- All In Attendance ■ Proxy designations announced, if any

Summary of Association Activity & Updates

- Community Guidelines
 - Common Area Misuse
 - Parking Reminder
 - Construction Trespassing
 - Maintenance and Upkeep
- Common Area Updates
 - Landscape Contract with Yard Pro
 - Snow Removal Contract with Great Outdoors
- Ann Arbor Student Building Industry Program Update (www.aastudentbuilding.com)
 - Completion of 312 Sedgewood & Future Construction

Finance/Budget Update

- Scott Benz, Expert Property Management, Inc.
 - 2020 Operating Budget
 - Financial Management Q&A
 - 2020 Annual assessment to meet 2020 operating budget
- Future Major Improvements of Common Areas: Road & Resurfacing

Board Member Election

- Board Member vacancies
 - Candidate names received in mail and/or nominated from the floor
 - Election for 2019-2020 Board

General Q&A Session

Meeting Adjournment



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**Kirkway of Scio Annual Homeowners Association (HOA) Meeting
2019 Proxy/Voting Sheet - Tuesday, December 17, 2019**

As directed by the covenants and bylaws that govern us, each Unit owner is required to notify the secretary of the association, in writing, of the person allowed to vote at the annual meeting on behalf of the Unit owner(s) in the event that the Unit owner(s) are unable to attend; this person shall be designated as the Proxy. There is only one vote per Unit allowed on Association business. The completed form must be given to a Board member prior to, or at the annual meeting.

Space below is also provided for your naming owners for Board nomination. New Board member candidates may also be identified at the meeting. A final slate for voting will be presented at the meeting.

PROXY DESIGNATION FOR THE ANNUAL MEETING

A. OWNER OR LAND CONTRACT PURCHASER:

Name(s):

Print name(s) as shown on the deed or land contract

Street Address:

Email Address:

Phone:

B. INDIVIDUAL DESIGNATED AS PROXY:

Name:

Street Address:

Phone:

The Proxy named above is to vote on our behalf at the 2019 Kirkway of Scio HOA Annual Meeting.
Signature(s) of owner(s) or land contract purchaser(s):

Date: _____

Date: _____

Board Nominations: Write in names as your nominations for 2019-20 Kirkway of Scio HOA Board Members. Three new members are needed to serve 2 year terms. There are 2 returning members serving the second year of 2 year terms.

1. _____
2. _____
3. _____

2018-19 Kirkway of Scio HOA Board Members
Brian Nuskowski, Rami Alzebdeh, Robert Brewster, David Schefferly



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Community Reminders

Parking

Parking in fire lanes is **prohibited**. This ensures the access of safety equipment to fire hydrants in the event of an emergency. If you need to park on the street, please do so on the appropriate side.



As winter weather occurs, please avoid street parking where possible. This provides our snow removal company the ability to quickly and fully clear our streets.

Construction Trespassing

There have been several reports of neighborhood children playing on the Ann Arbor Student Building Industry Program (AASBIP) construction sites. Please remind your children that AASBIP construction sites and storage locations are dangerous places and they should refrain from trespassing on these locations.

Common Area Misuse

The board has received several complaints from residents that children have been playing inside of the cul-de-sa area, doing things such as; discarding garbage and other items within the trees, cutting several tree branches (pictures below), and loitering inside of the tree line. We ask that residents discourage their children from playing inside of this area. Not only does the destruction of trees look bad, but this is a dangerous location for children to play, due to vehicle traffic, construction traffic, and the general lack of visibility. We ask for your cooperation in keeping our neighborhood safe and beautiful.

