



Huntington
Village

**2025 HVUOA Annual Meeting Notice
Huntington Village Unit Owners Association
October 22, 2025 @ 6:00 p.m.
St. Paul's Church, Ivy, Parish Hall, 851 Owensville, Rd. Charlottesville, VA**

The 2025 Huntington Village Unit Owners Association annual meeting will be held on Wednesday, October 22, 2025, in the Parish Hall at St. Paul's Church, Ivy, 851 Owensville Road, Charlottesville, Virginia (right around the corner from Duner's restaurant on Rt. 250 West). It will start at 6:00 p.m.

There are several ways you can participate. We encourage all owners to attend, if possible, but you can use your electronic or mailing proxy and voting options to ensure a quorum in case you are unable to attend at the last minute. If you do attend in person, your proxy will become void. Please also be aware that our By-Laws require that proxy forms must have a witness signature. This process will allow all owners to participate in our Annual Meeting. If you wish to vote by proxy, whether electronically, or by filling out the enclosed forms and emailing or mailing them to us, please do one of the following:

- Mail your proxy/drop in the mail slot at 133 Harvest Drive, Charlottesville, VA 22903
- Email your proxy to hvuoa133@gmail.com
- Complete your proxy electronically at HVUOA.com under the "Annual Meeting" tab
- Send your proxy form with someone else who is coming in person to the meeting

If you need assistance or have any questions about the proxy process or the annual meeting agenda and related information, please check our website, HVUOA.com and/or email us at HVUOA133@gmail.com.

Enclosed are the following documents:

- Agenda for the 2025 Huntington Village Annual Meeting
- Draft minutes of the 2024 Huntington Village Annual Meeting
- Details about the 2025 Huntington Village Board Candidates
- Proxy form you can email, mail or drop in the mail slot at 133 Harvest Drive (the community meeting room).
- Conflict of Interest amendment language

Please check the website for any updates or new information. We look forward to seeing you on October 22.

Sincerely,
Your Huntington Village Board of Directors

Agenda October 22, 2025

1. Call the meeting to order and certify a quorum
2. Confirmation of Annual Meeting Notice
3. Approval of the Draft 2024 Annual Meeting Minutes
4. Treasurer's Report
5. President's Report – including an update on Capital Reserves/roof replacements
6. Owners' comments (2 minutes limit per owner)
7. Introduction of Candidates and open the floor for nominations
8. Call for a Vote for Election of Directors
9. Counting of votes and proxies and announcement of election results
10. Announcement: Conflict of Interest Amendment
11. Meeting adjourns followed by a meeting of the 2025-26 Board of Directors

CANDIDATES FOR THE 2025 HUNTINGTON VILLAGE BOARD

Chris Bridge - Chris is a current board member and a full-time owner/resident. She moved to Huntington Village in 2022 after residing in Richmond and Mathews County, Virginia, for more than 30 years. She is a retired communications executive who is still involved with legislative research and public information projects. She has worked in state, federal and local government, as well as for several law firms. She would like to continue to work on improvements in communication with all residents and on projects that will ensure the stability and value of Huntington Village for the future.

Andrea Burton – Andrea, who is a current board member, is a full-time owner/resident who moved to Huntington Village in 2016 after downsizing from a home in Charlottesville's Key West neighbourhood. Andrea works full-time at UVA Health as a data specialist. She enjoys socializing with neighbours', artwork projects, and spending time with her granddaughter. She would like to continue to help facilitate positive changes and improvements in Huntington Village.

Rebecca Curtis – Rebecca is a retired federal employee and a new full-time Huntington Village resident interested in serving the Unit Owners Association as a board member. Her experience includes marketing and management projects at international levels. Her specific interest is in collaborating with seasoned and new board members to build upon efforts to increase HVUOA financial solvency and member cohesion within Huntington Village.

Jimmy French – Jimmy is a current board member and a full-time owner/resident. He was born in Charlottesville and has lived in this area all his life, except during his military service. He worked with the Virginia Department of Transportation for 41 years and then worked with the Transportation Research Council at the University of Virginia. He also was involved with real estate listings, sales and investing. An avid UVA sports fan, he stays active with walking and time at the gym. He would like to continue to improve the communication, safety and over-all appearance of Huntington Village.

BOARD CANDIDATES CONTINUED:

Kelsey Ludwig – Kelsey is a clinical psychologist and values listening to the thoughts and opinions of others, both in her professional and personal life. She describes herself as pragmatic and hardworking, and truly enjoys being part of a community where neighbors look out for one another. Living close to the university can be really special. She appreciates the cultural events, academic ideas, and the vibrancy of the student body in Charlottesville. As part of board leadership, she hopes to help keep Huntington Village a place where transparency, diversity, and opportunities for connection continue to thrive. Kelsey is an owner at Huntington Village and lives in Alexandria, VA.

Kathleen Marshall – Kathleen is a current board member and a full-time owner/resident. She moved to Huntington Village from Fairfax County in Northern Virginia several years ago, relocating to be closer to family and spend time with grandchildren. She learned about Huntington Village when her daughter lived here and attended law school at the University of Virginia. Kathleen would like to continue to serve and help our community by improving communications and ensuring the safety of all our residents.

Nick Mattsson – Nick has lived in Huntington Village for the past 21 years. He presently works at the UVA Student Health and Wellness Center as a nurse and enjoys serving the UVA Community. Nick lives with and is caregiver for his 95-year-old mother. At 95 she reads the paper every day, enjoys her flowers and her tv shows. She also is very friendly and waves at neighbors out of her window every day! Huntington Village is important to Nick. It is a community that he has seen grow and change over the years and he is excited to help facilitate the community's continued success. He would like to continue to support the communication, updates and safety of our neighborhood.

Draft Annual Meeting Minutes Huntington Village Unit Owners Association
October 23, 2024 @ 6:00 p.m.
St. Paul's Church, Ivy, Parish Hall, 851 Owensville, Rd. Charlottesville, VA

The Annual Meeting was called to order at 6:00 p.m. by President Mignon Tucker. A quorum was confirmed, notice was properly given, and last year's minutes were approved.

The President reviewed 2024 projects and budget items, noting insurance costs rose 20% to \$88,000, with potential for further increases. She reported on pool operations, landscaping, maintenance, pest control, chimney inspections, and gutter cleaning. The Comcast contract will end in July 2026, saving over \$60,000 annually which will be added to reserves.

Owner questions addressed insurance, legal fees tied to boundary issues, budget surplus (\$167,000), and roof replacements (50 completed, 11 failures). The timely special assessment funded these costs. A dues increase of 4.5% to \$365/month beginning January 2025 was recommended per the reserve study.

The Treasurer's report (delivered by the President) thanked owners for approving the \$12,000 annual special assessment, which enabled roof projects. Roof sheathing has been upgraded to code with fireproof materials, and MRI confirmed quality. The association is financially sound, with reserves covering upcoming expenses. Projects planned include a new pool gate and exploring additional fencing due to west-side development.

Attorney Miles Dumville reported on blasting planned for the Greystar project; residents should document current conditions. Owner comments also covered communication needs, the 2025 budget (to be presented in November), development impacts, and dog waste compliance.

Board elections were held: all current members were re-elected except Treasurer Charles Crenshaw, replaced by Liz Tyson. The meeting adjourned at 7:40 p.m. The new board then convened, re-electing all officers with Tyson as Treasurer. Adjournment followed at 8:00 p.m.

PROXY FOR HVUOA ANNUAL MEETING TO BE HELD ON OCTOBER 22, 2025

As a member of the Huntington Village Unit Owners Association (“HVUOA”) and as the authorized agent and signatory for all owners of the unit(s) listed below, I hereby appoint, as first option proxy, Chris Bridge, Board Secretary, as my proxy holder for and in my name, with full power of substitution, and with all powers I would possess if personally present to attend the 2025 HVUOA Annual Meeting, scheduled to be held at 6:00 PM on October 22, 2025 at Saint Paul's Ivy Church, 851 Owensville Road, Charlottesville, VA 22903. If the 2025 Annual Meeting is not held on this date, this proxy statement is valid on whatever date the 2025 Annual Meeting is held. If the primary proxy is unavailable, I appoint Jimmy French, Board Member at Large, as the alternate proxy. If the first option and second option proxy cannot attend, I hereby appoint, as third option proxy, Kathleen Marshall, Board Member at Large.

This Proxy shall terminate automatically upon the adjournment of the 2025 HVUOA Annual Meeting. This Proxy shall be void if I attend the HVUOA Annual Meeting in person. I understand that the election of members of the Board of Directors for 2025-2026 will be held at the Annual Meeting, and any other matters listed below will also be voted on at the annual meeting. I direct my proxy holder to vote on these matters as indicated below. If I have not indicated my vote on any particular matter, my proxy holder shall not vote on my behalf on that matter. If I have indicated below that I do not wish to vote on any matters coming before the meeting, whether listed below or not, I nevertheless authorize my proxy holder to indicate that I am present for purposes of establishing a quorum.

- I. **Election of Members of the Board of Directors.** Vote by checking the space by each name or statement. A space is provided for write-in candidates. Vote for no more than seven candidates:

II.

☐ Chris Bridge
☐ Andrea Burton
☐ Rebecca Curtis
☐ Jimmy French
☐ Kelsey Ludwig
☐ Kathleen Marshall
☐ Nick Mattsson

Floor Candidate(s): _____

- III. ☐ Approve a proposed revision to Article IV, Paragraph G of the By-Laws related to Conflicts of Interest for Board members.
- IV. **Attending for Quorum Purposes Only.** Check the statement below if you wish to be counted for quorum purposes only.

___ I do not wish to vote on any matters but count me as attending the meeting for quorum purposes. I certify that I am duly authorized to execute this Proxy on behalf of all owners of the units listed below.

Date: _____

Signature

Print Name:

Your unit Number(s): _____

If legal title to your unit(s) is held by an entity rather than a natural person(s) (e.g., by a corporation, LLC, partnership, trust, etc.), print the full name of the legal title holder and indicate the capacity in which you are signing this proxy (e.g., as president, managing member, partner, trustee, etc.).

NOTE: Where title to your unit(s) is held by an entity rather than a natural person, a separate Proxy must be submitted for each different entity.

Name of Title Owner: _____

Title of person signing: _____

The HVUOA Bylaws require all proxies to be witnessed. Please have a witness sign below and provide the witness' address.

WITNESS

Date: _____

Signature

Print Name:

Witness Address: _____

CONFLICT OF INTEREST AMENDMENT to ARTICLE IV, PARAGRAPH G OF THE HUNTINGTON VILLAGE BY-LAWS

Proposed Revision to Article IV, Paragraph G – Conflicts of Interest

No member of the Board of Directors shall participate in any pending decision of the Board, whether by voting or by attempting to influence the voting on such decision, where such individual has a financial conflict of interest. A financial conflict of interest arises when (i) a director; (ii) a family member; (iii) an entity for which the director or a family member serves as an officer, director, employee, or agent, or (iv) an entity in which the director or a family member owns an interest or controls, would financially benefit from the contract, transaction, or other arrangement with the Association that is the subject of the pending decision. A conflict of interest shall not be deemed to exist where such financial benefit is no greater than that conferred on all unit owners generally such as, for example, where improvements are made to the common areas.

For purposes of this provision, the term “family member” means an individual related to the director by blood, marriage, or adoption. With regard to publicly traded entities, a director shall not be deemed to own an interest in such entity if the director and/or family members collectively control less than ten percent (10%) of the voting power of all owners of an interest in the entity.

Any such financial conflict of interest, whether actual or perceived, must be disclosed in writing to the full Board immediately upon identification.

Directors found to be in violation of this policy shall be subject to immediate removal by vote of the majority of the remaining disinterested directors.

The intent of this provision is to avoid even the appearance of impropriety, ensure impartial governance and maintain the trust of the unit owners.