

COUNTRYHOUSE SERVICE GROUP V, INC.
2025 ANNUAL MEETING
Saturday, November 1, 2025 – 11:00 a.m., The Gathering Place

October 1, 2025

Dear Homeowner(s),

This letter is to inform you of this year's Annual Meeting for Countryhouse Service Group V, Inc. It will be on Saturday, November 1, 2025, at 11:00 AM in the Gathering Place.

If you cannot be present, please consider participating by filling out the enclosed proxy form. This will help the Association attain a quorum and allow you to voice your opinion.

We want to thank current Board members Annette Kilby, Martha Martin, Bonnie O'Connell, Tom O'Connell, Diana Sinisi, Sibyl Wilmont and Alan Ziegler.. The term for Diana is expiring this year. We thank Diana for her two years serving on the Board. Sibyl and Alan have completed their appointed term and we are grateful for their contribution to our community. Alan will remain Chair of the Insurance & Safety Committee.

There are four open positions available. Annette Kilby and Kathleen Lord have agreed to run for two of them; their biographies are included in this mailing. There are no candidates for the other positions. The Board is actively soliciting candidates. If you wish to nominate yourself or one of your neighbors, please contact Tom O'Connell, Chair of the Nominating Committee, 561-901-5994, Thomas_o@bellsouth.net, or me, Michelle Johnson, 919-428-8205, michelle@millhouseproperties.com. Board members must be Countryhouse owners.

Nominations may also be made using the Nomination Form included in this mailing or at the Annual Meeting. The Board encourages everyone to please vote. Only owners may vote; there is one vote per lot.

Thank you and we look forward to seeing you at the Annual Meeting.

On behalf of the Board,

Michelle Johnson
CSGV, Inc., Community Manager
(919) 428-8205
michelle@millhouseproperties.com

Enclosures:

Agenda
Ballot
Candidate Biography
Nomination Form
Proxy

COUNTRYHOUSE SERVICE GROUP V, INC. COMMUNITY & BOARD OF DIRECTORS MEETING AGENDA

Location: The Gathering Place

Date: November 1, 2025

Time: 11:00 AM

MEETING AGENDA

Call to Order and Establish a Quorum, Diana Sinisi

- I. PRESIDENT'S REPORT** **11:00 AM**
- Welcome & Introductions
 - Approve Consent Agenda (9/16/25 & 10/7/25 minutes, motions, this agenda)
- II. FINANCE**, Martha Martin, Treasurer **11:15AM**
- 2025 Budget Adjustments
 - 2026 Budget
- III. COMMITTEE ANNUAL SUMMARIES** **11:30 AM**
- Landscaping, Keith Bruckner & Bonnie O'Connell
Tree Committee, Tony Daniels & Jim Fink
Maintenance, John King & Alvin Kilby
Communications, Sibyl Wilmont
Insurance & Safety, Alan Ziegler
Nominating & Greeting, Tom O'Connell & Annette Kilby
Architecture, Rex White
Drainage & Erosion, Steve Botbyl & Betty Robie
Roofing, Dell Ford
- IV. PROPERTY MANAGER'S REPORT**, Michelle Johnson, MHP **12:00PM**
- Manager's report
 - Election Results

NEXT BOARD MEETING 12/16/25, 9:30 AM at The Gathering Place

Attachments: Mill House Manager's Report, Financial Report, Motions

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<p>NOMINATION FORM All Nominees Must be Countryhouse Owners</p>

I, _____, hereby submit my name for consideration for nomination to the Board of Directors for Countryhouse Service Group V, Inc.

I/We, _____, do hereby nominate
_____ for consideration for nomination to the Board of Directors for Countryhouse Service Group V, Inc. (Please nominate only a Countryhouse owner with whom you have been in touch, and who has agreed to be nominated.)

I/We think I/he/she would be an asset to the Board of Directors because:

The nominee has been contacted and would be willing to serve on the Board of Directors. The nominee can be reached during business hours at this number:

Number: _____

Please return this form no later than 4 p.m., October 30, 2025, to ONE of the places listed below – choose the most convenient one for you — it does not need to be postmarked:

1. Mill House Properties
1720 E. Franklin Street
Chapel Hill, NC 27514
2. **OR** Diana Sinisi, 457 Beechmast – leave in the indicated container on the front porch
3. **OR** Tom O’Connell, 465 Beechmast – leave in the indicated container on the front porch

OR you can bring it to the Annual Meeting on Saturday, November 1, 2025, at 11:00 a.m. in the Gathering Place.

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PROXY

I/We _____, being owners of the property located at _____, Pittsboro, NC, and member(s) of the Countryhouse Service Group V, Inc., do hereby authorize and appoint Diana Sinisi, President of the Board of Directors, or _____, who is a member of Countryhouse Service Group V, Inc., to be my/our proxy with full power of substitution to act and vote as directed below on behalf of me/us at the Annual Meeting on Saturday, November 1, 2025, at 11:00 AM. This proxy shall remain in full force and effect until such time as it shall be revoked by me/us in writing, until I/we transfer title to my/our property in Countryhouse Service Group V, Inc., or by my/our attendance at the Saturday, November 1, 2025, meeting or any resumption of the meeting after adjournment thereof.

Please indicate how you want your proxy to vote on your behalf by checking the box next to the candidates' names or writing in the name of the people you wish to vote for. If you do not wish to vote for a named candidate, leave the box blank. Any additional nominees will have their names and bios posted on AppFolio and emailed to all Countryhouse owners. According to the Countryhouse Declaration and By-Laws, only lot owners can vote; there is one vote per lot.

- Annette Kilby
- Kathleen Lord

(Write in) _____

(Write in) _____

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BALLOT

I/We _____, being owners of the property located at:
_____, Pittsboro, NC and member(s) of the Countryhouse Service Group V, Inc., return this BALLOT prior to the Annual Meeting to be held Saturday, November 1, 2025, at 11:00 a.m.

As of this writing, there are four available Board positions, but only two candidates. Please put a check in the box next to the name of anyone for whom you wish to vote. (If you do not wish to vote for a named candidate, leave the box by that name blank.) According to the Countryhouse Declaration and By-Laws, only lot owners can vote; there is one vote per lot.

- Annette Kilby
- Kathleen Lord

(Write-In) _____

(Write-In) _____

Owner Signature: _____

Date: _____

Please return ballot no later than 4 p.m., October 30, 2025, to ONE of the places listed below – choose the most convenient one for you — it does not need to be postmarked:

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Candidate Biography for the November 2025 Board Elections

Annette Kilby

Annette Kilby was born and raised in Troy, North Carolina. A graduate of West Montgomery High School, she has worked as an office manager at WBLA radio in Elizabethtown, NC and a secretary in the Lee County NC public school system. In Lee County, she held various positions throughout her career including interim teacher assistant at McIver Elementary, receptionist, Administrative Assistant to the Student Services Director and Administrative Assistant to the Associate Superintendent for Instruction at the Central Office. Needing a change, she transferred to Lee Senior High School where she served as secretary in the Guidance Office and Administrative Assistant to the Principal. After moving to Monroe NC because of her husband's (Alvin) job transfer in 2005, she was Administrative Assistant to the Director of Career and Technical Education in Union County Public Schools until she retired in 2015. Annette moved to Countryhouse in 2023 and has enjoyed getting to know her new neighbors. Last year, she assumed the role of welcoming new residents to Countryhouse. She currently serves on the board filling a vacant position and chairs the Welcome Committee.

Kathleen Lord

I first moved to Fearington in 2005; where I lived at 25 East Camden. I got to know Fearington as a Community of thoughtful, caring people. After my husband died, in 2022, my house felt too big. So I started looking for something smaller. My first requirement was that it had to be in Fearington! I moved into 366 Linden Close in 2024. Although I'm new to "Close Life", I am very familiar with how Fearington, with its many HOA's, works. Obviously, the differences between the Camden Park and the Countryhouse HOAs are pretty significant. However, the bottom line is the same... assist in keeping our neighborhoods safe and attractive; while also helping each other with what life presents us. This community, both Camden and Linden, and Fearington, in general, has been very good to me. I have received support and assistance, as well as making some life long friends; and I'd like to give some of that back! I have a great deal of experience with helping to keep organizations true to their purpose; and still open to change. I sat on, and was Chair, of the Chapel Hill Downtown Commission; which presented many challenges, as far as keeping "with the program"; while, at the same time, looking for ways to improve our Downtown environment for both residents and visitors. We face some of the same kinds of challenges here, in Fearington, and Countryhouse. I'd like to be part of helping to manage some of those challenges; that must be dealt with, in order to keep our Closes the wonderful neighborhoods that they are. Thank you for considering me for a seat on the Board. I hope that I can be a productive partner!