COUNTRYHOUSE SERVICE GROUP V, INC.
2026 ANNUAL MEETING
Sunday, November 15, 2026 – 6:00pm, The Gathering Place

October 15, 2026

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 Sunday, November 15, 2026, at 6:00pm 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 Jim Farrington, Annette Kilby, John King, Kathleen Lord, Martha Martin, Bonnie O'Connell, Tom O'Connell, The terms for Martha,Tom and John are expiring this year. We thank them for serving on the Board. and are grateful for their contribution to the community.

Current appointed board member, Jim Farrington is running. Bonnie O'Connell is running for a second term. Kathy Costa and Helen Hsieh are also running for election. Biographies are included in this mailing. There is no candidate for the other position.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 Mill House Properties at hoa@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.

Finally, attached is the 2027 budget. If you have any questions, comments or concerns, please contact Mill House Properties at michelle@millhouseproperties.com. The board is open for comment until November 3, 2026. The board will meet on November 4, 2026 to discuss the input from the community.

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

On behalf of the Board,

Michelle Johnson
CSGV, Inc., Community Manager

Enclosures:
Agenda
2027 Budget
Ballot
Candidate Biography
Nomination Form
Proxy

COUNTRYHOUSE SERVICE GROUP V, INC.
ANNUAL MEETING AGENDA

Location: The Gathering Place
Date: November 15, 2026
Time: 6:00 PM

I. Call to Order-Establish Quorum — **John King, President**

a. Welcome and Introductions
b. Approve Consent Agenda (Community Meeting minutes from October 20, 2026, Work Sesson minutes from November 3, 2026, Motion Report, and today's agenda)

II. Finance Report — **Martha Martin, Treasurer**

a. 2026 Budget Reports
b. 2027 Budget

III. Committee Annual Summaries

a. Architecture	Rex White, Jim Farrington
b. Insurance & Safety	John Linton
c. Landscaping	Keith Bruckner, Bonnie O'Connell
d. Maintenance	John King, Alvin Kilby
e. Nominating & Greeting	Tom O'Connell, Annette Kilby
f. Tree Committee	Tony Daniels, Jim Fink
g. Drainage and Erosion	Betty Robie
h. Roofing	Dell Ford

IV. Property Manager's Report — **Michelle Johnson, Mill House Properties**

a. Manager's Report
b. Election Results

V. Open Forum — **Community Members**

Next Board Meeting: December 15, 2026

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

Countryhouse V Budget: 2026 Mid-Year Adjusted, 2027 FINAL

Submitted for distribution to Community Oct 7, 2026

Fiscal Year:	**2026**		**2027**	
Beginning Fund Balance:	**$424,797**		**$529,033**	
Monthly Assessment Cost Per Household:	**$445**		**$468**	
Annual Operating Budget	**Mid Yr. Adjusted**		**2027 Proposed**	**Budget Variance**
Income				
Prepaid HOA Assessment	$0		$0	$0
Late Fee	$710		$0	-$710
NSF Fee	$30		$0	-$30
HOA Assessment	$1,074,116		$1,127,822	$53,706
Interest Money Market/CDs	$2,000		$0	-$2,000
Savings Interest	$6,150		$0	-$6,150
Violation Income	$0		$0	$0
Other	$0		$0	$0
Total Income	$1,083,006		$1,127,822	$44,816
Expenses				
Administration				
Admin Misc. & Bank Fees	$525		$551	$26
Audit/ Financial Review/Tax Returns	$7,200		$7,560	$360
Reserve Study	$0		$0	$0
Insurance	$171,000		$179,550	$8,550
Legal	$5,250		$5,513	$263
Management Contract Fee	$50,000		$50,000	$0
Meetings	$450		$473	$23
Postage and Printing	$600		$630	$30
Social	$600		$630	$30
Total Administration	$235,625		$244,906	$9,281
Grounds				
Grounds- Other	$20,000		$21,000	$1,000
Landscape Contract	$189,454		$195,138	$5,684
Landscape Other	$0		$0	
Snow Removal, Mulch, Misc.	$0		$0	$0
Mulch/Plantings - All Areas	$22,000		$37,132	$15,132
Tree Removal	$82,000		$86,100	$4,100
Total Grounds	$313,454		$339,370	$25,916
Maintenance				
Building Maintenance	$30,000		$63,200	$33,200
Common Area Maintenance	$15,000		$20,000	$5,000
Drainage Repairs	$8,400		$8,820	$420
Sanitary Sewer Repairs	$6,300		$6,615	$315
Garage Maintenance	$33,600		$40,000	$6,400
Gutter Maintenance	$21,000		$22,025	$1,025
Contingency	$16,914		$0	-$16,914
Pressure Washing	$20,396		$21,416	$1,020
Roofing/Skylight Maintenance	$36,750		$38,588	$1,838
Termite Contract	$8,120		$8,526	$406
Total Maintenance	$196,480		$229,189	$32,709
Utilities				
Electric	$4,961		$5,209	$248
Trash Removal	$68,250		$71,663	$3,413
Total Utilities	$73,211		$76,872	$3,661
Total Operating Expense	$818,770		$890,337	$71,567
Net Balance	$264,236		$237,485	-$26,751
Net Fund Balance	$689,033		$766,518	$77,485
Capital Projects (Reserve Funds)				
Roof Replacement	$0		$0	$0
Garage Roof Replacement	$0			$0
Paving	$0		20,000	$20,000
Stucco Repairs/Siding Replacement	$0			$0
Drainage / Erosion Projects	$50,000		30,000	-$20,000
Chimney Repairs	$110,000		125,000	$15,000
Garage Foundation Work	$0			$0
Total Capital Project Expense	$160,000		$175,000	$15,000
Ending Reserve Balance	**$529,033**		**$591,518**	

Electronic Communication Consent

As you may know, we have been required to send the annual meeting information in the mail to each homeowner. However, The Nonprofit Corporation Act, Chapter 55A of the North Carolina General Statutes states that owners can opt in to electronic communications by them signing a form, or checking a box on a website, or otherwise communicating approval to the Association of the following statement:

I agree to communicate and conduct business with the Association using the email address designated/listed herein. I understand that this email address may be used for all general and specific communications with the Association, except to the extent that applicable law requires a different means of communication. I agree that I am authorized to use this email address for these purposes and that communications from the Association may contain confidential information. I understand and agree that the Association may use this email address for communications unless and until I revoke this consent, in writing, by sending a communication to both hoa@millhouseproperties.com and 1525 E. Franklin St. #5A, Chapel Hill, NC 27514.

You may login to your Appfolio portal and follow the instructions below:

Login to homeowner portal>Contact Preferences>Electronic Delivery Consent>Enable Electronic Documents.

You may also sign this form and email it to hoa@millhouseproperties.com or bring the signed form to the annual meeting on November 15 at 6pm at The Gathering Place.

Name: _____

Address: _____

Email Address: _____

Signature:_____

COUNTRYHOUSE SERVICE GROUP V, INC.
2025 ANNUAL MEETING
Sunday, November 15, 2026

NOMINATION FORM

All Nominees Must be Countryhouse Owners

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., November 12, 2026, 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
   1525 E. Franklin Street #5A
   Chapel Hill, NC 27514

2. **OR** Annette Kilby, 322 Sycamore– 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 Sunday, November 15, 2026, at 6:00pm in the Gathering Place.

COUNTRYHOUSE SERVICE GROUP V, INC.
2026 ANNUAL MEETING Sunday, November 15, 2026

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 John King, 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 Sunday, November 15, 2026, at 6:00PM. 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 Sunday, November 15, 2026, 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.

□ Kathy Costa
□ Jim Farrington
□ Helen Hsieh
□ Bonnie O'Connell
□ Suzanne White
□ (Write in) _____

Please return proxy no later than 4 p.m., November 12, 2026, 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
   1525 E. Franklin Street #5A
   Chapel Hill, NC 27514

2. **OR** Annette Kilby, 322 Sycamore – leave in the indicated container on the front porch.

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COUNTRYHOUSE SERVICE GROUP V, INC.
2026 ANNUAL MEETING
Sunday, November 15, 2026

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 Sunday, November 15, 2026, at 6PM.

You may vote for up to 5 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.

□ Kathy Costa
□ Jim Farrington
□ Helen Hsieh
□ Bonnie O'Connell
□ Suzanne White
□ (Write-In) _____

Owner Signature: _____

Date: _____

Please return ballot no later than 4 p.m., November 12, 2026, 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
   1525 E. Franklin Street #5A
   Chapel Hill, NC 27514

2. **OR** Annette Kilby, 322 Sycamore – 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 Sunday, November 15, 2026, at 6PM. in the Gathering Place.

Countryhouse Board of Director Candidates

Kathy Costa

I moved to Fearrington Village in November 2025 from Jersey City, New Jersey, after a career spanning healthcare, rehabilitation, and business leadership. I began my career as an audiologist, later became Director of an outpatient physical rehabilitation center in Morristown, NJ, and spent the final 16 years of my career as a Senior Product Manager for a leading Danish hearing aid manufacturer in Somerset, NJ. These experiences provided me with a strong background in healthcare, organizational leadership, strategic planning, problem-solving, and working collaboratively with diverse groups of people.

Prior to moving to Fearrington, I lived in Port Liberte, a large planned community in Jersey City consisting of townhomes as well as four-story buildings with condominium and rental residences. Living in a community of this size gave me an appreciation for the importance of effective HOA governance, communication, responsible property management, and maintaining the character and quality of a residential community.

I chose Fearrington Village because I immediately felt a strong sense of community and was drawn to its history and unique character. I especially appreciated that it is a planned community offering a variety of homes and properties and attracting residents of different ages and interests. I believe this diversity contributes greatly to what makes Fearrington such a special place to live.

I would welcome the opportunity to serve on the HOA Board and contribute my professional experience, community perspective, and commitment to thoughtful decision-making. I believe a successful board listens to residents, communicates clearly, considers the long-term interests of the community, and works collaboratively to maintain and enhance the quality of life for everyone.

Personal: Board Member, Fearrington Cares; Member, Newcomers Club;

James F. Farrington

My career in the newspaper industry spanned 45 years beginning in 1960 at The Harvey (ND) Herald where I worked as a reporter, set type, sold ads, edited copy, ran a press and did a remote five-minute news radio broadcast.

Following that job, I worked in the library (morgue) at the Plain Dealer in Cleveland, Ohio where I eventually moved over to production operations. I served an apprenticeship in the typographical union where I became a journeyman printer and directed the installation and operation of their first computerized typesetting system. I moved to the Cleveland Press in 1970.

While working at the newspapers in Cleveland, I served as an officer of American Newspaper Guild Local No. 1 and Cleveland Typographical Union No. 53.

In 1973 I joined Tal-Star Computer Systems where I installed computer systems in newspapers and trained their personnel for the next seven years. In that capacity, I worked at more than 25 newspapers in the U.S. and was assigned to Straits Times Newspapers for one year in Singapore..

When Tal-Star closed in 1979, I joined the staff of the Rocky Mountain News in Denver, Colorado as Production Systems Manager. After two years, I accepted a position with Advance Publications (aka Newhouse Newspapers and Conde Nast Magazines), in their corporate consultants' group in New York City. I worked for Advance Publications in a variety of positions over the next 25 years. In my tenure, I was involved with labor relations, editorial operations, writing RFPs, contract negotiations, systems evaluations, troubleshooting in multiple departments and even speech writing. I last served simultaneously as the Director of News Operations at The Star-Ledger of Newark, NJ and as Information Technology Director of the Penn-Jersey Newspaper Group (a subsidiary of Advance Publications).

I retired in 2005 and moved to Pittsboro, NC. Within my first month of arrival, I began five years of service volunteering with Habitat for Humanity where I served on the electrical crew. As I aged, the work became too difficult and I switched to the CORA Food Pantry for 10 more years. At CORA, I also served for six years on their Board of Directors. Other board experience included ten years on the HOA Board of The Crosswinds Estates Homeowners Association (a subdivision of 31 houses east of Pittsboro) .

I live on Wintercrest E with Marian Copeland, my wife of 40+years and two recently adopted Flame-Point Siamese cats who are a source of constant amusement.

Helen Hsieh (last name pronounced "see")

Helen brings more than 20 years of senior financial leadership experience, including 14 years as Chief Financial Officer for ALA, a Los Angeles nonprofit that has provided affordable housing and supportive services to seniors since 1979. In that role, she oversaw all financial reporting, budgeting, audits, internal controls, and long-term financial planning, and reported to the President and the Finance, Audit, and Executive Committees of the Board She also worked closely with public and private financial institutions to fund multiple ground-up developments and enjoyed working collaboratively within community-based partnerships.

Prior to ALA, Helen served as CFO for organizations focused on strengthening public education in the LAUSD school system and for an NGO delivering medical care, supplies, and training to communities afflicted by conflict, disaster, hunger, and disease. Earlier in her career, she was part of the asset-liability team and supervised the domestic funding desk within the Treasury Department at Bank of America.

Helen holds a B.A. in Economics from Simmons College and an MBA from the Stanford University Graduate School of Business. She began her career at the Federal Reserve Bank of Boston, Bank Supervision Division prior to joining the Federal Reserve Bank of New York's Banking Studies Department, where she provided analytical work for a group of economists.

A member of the CSG community for the past 14 months, Helen has served on the Finance Committee for the past year. She is committed to ongoing financial transparency, supporting long-term capital planning, and ensuring responsible stewardship of HOA resources. She enjoys the outdoors with her partner, Alex Ariza, and their energetic shepherd, Asia. She looks forward to the opportunity to contribute her experiences to the CSG Board and to serving the community with professionalism and integrity.

Bonnie O'Connell

I grew up in coastal Connecticut, graduated from Chatham College in Pittsburgh, and have since lived in Las Vegas and South Florida. I enjoy working with people, hence my careers in teaching and public libraries. My husband and I moved from Boca Raton in August 2020 and have never looked back. For the past two years I have been a member of the Landscape and Tree Committees, the Fearrington Village Singers, and the Countryhouse Board of Directors. Fearrington Village is a very special place and we love it here, which is why I am running for a second two-year term on the Countryhouse Board. I have learned a lot in my first two-year term and would like to follow through to the next. It is important to me to do my part in maintaining and protecting the unique qualities of this community we all call home.