COLONIAL GREEN HOMEOWNERS ASSOCIATION

HALL ASSOCIATES MANAGING AGENT-- 540-982-0011
P O Box 20468, Roanoke, VA 24018
Chrissy Greene-V.P. of Association Management-e-mail-cgreene@hallassociatesinc.com
Amanda St. Clair-Association Manager-e-mail-astclair@hallassociatesinc.com

NOTICE-ANNUAL MEETING OF THE MEMBERS

ALL HOMEOWNERS ARE REQUESTED TO ATTEND THE
ANNUAL MEETING OF THE MEMBERS

LOCATION

Hall Associates, Inc.
2800 Keagy Road, Suite 300
Salem, VA 24153

DATE & TIME

Monday, November 30th, 2026 at 10:00 AM
Sign-in begins at 9:30 AM

Agenda Items

2027 Budget
Reports from the Board and Developer

PROXY

Your attendance is requested at the Annual Meeting of the Members.
However, if you cannot be present, please appoint a
Proxy to act on your behalf.

Your attendance or proxy is needed to insure a quorum.
This is necessary to conduct the meeting.

PROXY INCLUDED WITH THIS NOTICE

Your proxy must be signed, dated and witnessed in order to be valid.
Unassigned proxies will be assigned to the association manager to establish a quorum.

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Chrissy Greene-Director of Association Management-e-mail-cgreene@hallassociatesinc.com
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AGENDA – ANNUAL MEETING

Monday, November 30th, 2026 at 10:00 AM
2800 Keagy Road, Salem, VA 24153

I. DETERMINE QUORUM & CALL TO ORDER

II. INTRODUCTIONS & PROOF OF NOTICE

III. APPROVAL OF MINUTES FROM PREVIOUS MEMBER MEETING (11/12/25)

IV. REPORTS FROM OFFICERS, TRUSTEES, & COMMITTEES

V. DISCUSSION OF BUDGET

- Discussion of 2027 Budget
  - Townhome shortfall

VI. TRUSTEE ELECTIONS (WHEN SO REQUIRED) – **N/A during developer control period***

- Current Trustee and Officer Titles:

Wynne Overstreet	President
Denise Floyd	Vice President
Neil Damgaard	Treasurer
Corey Judd	Secretary

Officers will be elected at a Board meeting immediately following the Annual Meeting of Members and convened for that purpose.

VII. NEW BUSINESS

VIII. NEXT MEETING DATE

IX. MEMBER COMMENTS

X. ADJOURNMENT

Colonial Green Homeowners Association
HALL ASSOCIATES, INC. MANAGING AGENT (540) 982-0011
P O Box 20468 – Roanoke, Virginia 24018

Chrissy Greene/V.P. of Association Mgmt – cgreene@hallassociatesinc.com

ANNUAL MEETING MINUTES

November 12, 2025

I. DETERMINE QUORUM & CALL TO ORDER

29 owners (or 52%) of the owners were represented in person or by proxy (13 present, 4 by proxy, 12 additional proxies were received after the call-to-order). The meeting was called to order at 10:36 AM.

Note: At the annual meeting of members a quorum is established if a minimum of twenty-five percent (25.0%) of the current Class A members (owners) and the attendance or proxy of the Class B member (developer) is present.

II. INTRODUCTIONS & PROOF OF NOTICE

The Board was introduced. Also introduced was Chrissy Greene, Association Manager, with Hall Associates. Denise Floyd and Loren Dooley with R. Fralin Construction were introduced. Neil Damgaard and Corey Judd, Board members, were also introduced. Proof of notice was established. All those present introduced themselves.

III. APPROVAL OF MINUTES FROM PREVIOUS ANNUAL MEETING

A motion was made (Damgaard) and seconded (Pearson) to waive the reading of the minutes from the November 30, 2023 annual meeting and approve as written. Motion passed unanimously.

IV. REPORTS FROM OFFICERS, TRUSTEES & COMMITTEES

An owner present stated that the original construction design included variation from one home to the next, which established a certain character and unique appeal to the community. However, all of the new homes being constructed (Rowhouses, Cottage Homes, and Crescent Homes) appear to be “cookie-cutter”, with no variation. The owner inquired why the developer was using the various designs approved in the pattern book to build the new homes and keep the unique and varied nature of the community.

Loren Dooley stated she would be happy to discuss this with other individuals at Fralin, but there are no requirements as far as variation. Association Manager Greene advised that the pattern book indicates what styles and designs are approved but does not give any indication that varying those styles/designs is a requirement. Corey Judd responded that the community understands that variation was not required. However, at the last annual meeting, Wynne (Phillips) Overstreet with Fralin had presented the plans to the Board and they requested that the developer construct with variances in keeping with

the current neighborhood style/design, rather than the “cookie-cutter” plans that were presented. She indicated she would take the plans back to the developer to see if any variations would be made. Mr. Judd stated that construction moved forward with no further action or response from the developer and the community was disappointed to see that the unique variance of styles was not going to be maintained in the new section.

An owner presented stated that there is an issue with flooding in the new construction area. Loren Dooley responded that there is a permit pending to address the drainage issues. Once the permit is obtained, the developer already has plans to correct this issue. The backyards of the new Rowhouses can be addressed after the drainage issues are corrected. She stated that the developer will work with the owners to establish a yard that will be in a condition to turn over to the association for maintenance.

An owner present requested that the developer do mulch beds and plantings on the sides and rear of the homes, not just grassy areas, since the backs of the new homes will be the front view of other homes. The developer will take this under consideration.

An owner present inquired if the roads will connect to the neighboring community once the final phase is complete. According to the current pattern book plans, there are no roads shown to connect to the neighboring community.

An owner present inquired if the developer will do the next phase in the area that they are working before returning to do the additional townhomes. Association Manager Greene read a report from Wynne Overstreet on the plans for construction. Those plans are solely focused in the area that they are currently working through 2027. Ms. Dooley stated that she will touch base with the development team to determine if that includes the continuation of the next section where they are currently working, or if there is any timeframe on the construction of the next sets of townhomes. Discussion ensued regarding the next sections of Townhomes and how those might be impacted by the current stormwater pond. This would be determined by the City and is unknown at this time.

Ms. Dooley stated that the developer is fully aware of the noise disturbances and they have dedicated the site supervisor more time to the community to make certain that the noise is kept under control. They are making additional signs to notify contractors that noise violations will not be tolerated. Signs will be posted in Spanish and English, so that all workers are aware of the restrictions. The developer also understands trash and construction debris has been an issue. The additional time for the site supervisor should help to address those issues. An owner reported that the front entrance sign bed was damaged by a construction vehicle. Ms. Dooley stated that the developer will address any damage caused by their construction crews. However, it is important for there to be proof that it was their workers that caused the damage, so that they can actually address the issue with the specific employee who was driving the vehicle. Kristin Judd reported that there was an eyewitness that it was a construction truck that caused the damage. Ms. Dooley stated that they would take care of the repair, but did ask that any damage is reported when it occurs, so they can hold the right worker accountable.

An owner present requested that the construction workers please drive more slowly, particularly coming down Plum Alley. The crews seem to use more caution going up Plum Alley but are speeding down and it is creating a safety hazard.

Denise Floyd reported that sub-contractors will be fined for violating noise ordinances. They are not supposed to even drive a truck into the community until 8 AM and must be gone by 8 PM. The developer hopes that implementation of fines will more definitively stop future noise ordinance violations by construction crews.

Loren Dooley stated that any damage that occurs to common areas will be repaired at a logical state of development. Any repairs to individual lots will be repaired immediately.

Association Manager Greene asked the developer to please notify management when the yards at the new Rowhouses are established. The front beds appear to have some mulched areas, some shrubs, but there are other areas, particularly between adjoined Rowhouses, that have some open areas that have rocks/sporadic growth in them. It is unclear if the intention is for those small areas to eventually be grass or be a landscaped bed, but until they are established, the association is having the tall grasses/overgrowth cut back. Loren Dooley responded that this will be revisited in the Spring. She stated that some of those yards were seeded, but the seed did not fully germinate due to drought conditions. The back yards will be addressed after the drainage issues are corrected.

An owner reported that the trees have mulch mounded around the bases. Mulch is supposed to be cupped around the bases, not up against the trunk. She suggested that the association engage an arborist to come in and assess them. Corey Judd reported that he met with Adam with Bartlett Tree Experts. He advised that approximately 75% of those trees are going to die. Any of the trees that are showing black on the bark are dying and there is not a treatment that can save them. The issue is that the trees were planted between the sidewalks and the street. The roots were not able to go anywhere but down, so they were never going to be healthy and have a long, healthy life. The association can either preventatively remove them and plant new trees, or they can allow them to live out their remaining useful life and then plan for new plantings. The current thought process is to allow them to live out their useful life until the reserves can be fully updated and evaluated.

Some of the plantings in the common area after the center green were damaged/eaten by deer.

Corey Judd requested that Fralin serve as a resource to the community to help review and update the reserve studies, and to be available as a resource for maintenance, grounds, or other needs in the community. This could be a mutually beneficial relationship and be more advantageous for the budget, which could help promote sales.

Financial Report – The Financial Report was presented by management. The account balances for each account as of 10/31/25 are:

Operating Accounts	
Alley	$ 4,045.02
Crescent Homes	$ 19,689.20
Cottage Homes	$ (2,712.47)
Rowhouses	$ 20,035.33
Townhomes	$(10,703.62)
Commercial	$ (1,552.25)
Commons	$ (9,895.14)
Combined Total	$ 18,906.07

Operating Reserve Accounts (Painting)	
Crescent Homes	$ 9,145.71
Cottage Homes	$ 8,114.75
Rowhouses	$40,427.41
Townhomes	$25,976.97
Commercial	$ 20.00
Commons	$11,537.30
Combined Total	$95,222.14

Capital Reserve Accounts	
Alley	$ 22,470.54
Crescent Homes	$ 50,259.51
Cottage Homes	$ 46,733.76
Rowhouses	$ 78,369.69
Townhomes	$ 29,587.04
Commons	($37,236.45)
Combined Total	$190,184.09

Management indicated the deficits in the Operating will be offset by a one-time transfer from Operating Reserve to Operating. Unfortunately, the Operating expenses are exceeding the income, which would require a special assessment or reallocation of Operating Reserve funds. Capital Reserve funds are restricted to Capital components. The deficit in the Capital Reserve Common area account will also need to be corrected through a transfer of funds. The amount transferred will be proportional to the number of homes within each neighborhood at the time of the expense.

V. DISCUSSION OF BUDGET

The 2026 budget that has previously been reviewed and approved by the Board of Directors. Increases were based on increased services and increased costs of services, specifically in grounds maintenance, but also in general repairs (roofing, guttering, gutter-cleaning, gutter-guards, capital contributions, etc…). Discussion ensued regarding the possibility of changing grounds maintenance companies. A change was made in 2024. Five bids were solicited. The current company was the low bid, so any changes in service would require an additional increase in association dues. The general consensus

was that the current company is an improvement over the previous company and they are willing to continue to work with them in the community.

VI. TRUSTEE ELECTION

This section is not applicable during the developer control period, as the developer appoints the board members to serve.

VII. NEW BUSINESS

Association Manager Greene reminded owners to please put trash cans all the way to the curb.

A reminder was sent out yesterday to all owners and residents regarding pets and parking.

VIII. NEXT MEETING DATE

Meetings were set to be held quarterly with in-person and Zoom options.

Please check the website at www.colonialgreenhoa.com or contact management at cgreene@hallassociations.com for possible changes to the dates, times and locations.

IX. MEMBER COMMENTS

An owner present asked if dryer vent cleaning is required. It is not required by the governing documents, but it is highly recommended that owners have their dryer vents cleaned annually.

An owner present asked about gas service to his townhome. He currently has gas service, but Roanoke Gas is unable to find his address in order to transfer service. The developer will work with the owner to get the service set up correctly with Roanoke Gas.

An owner present inquired if GloFiber was in the new section of the community. Corey Judd stated he would provide the owner with the contact information for GloFiber.

An owner present recommended not mowing during dry conditions.

As a friendly reminder, the website, www.colonialgreenhoa.com is a great source of information, as far as viewing meeting notices, minutes, financials and other important notices, such as pesticide/herbicide treatments, etc… Please contact Chrissy Greene with management if you have any questions - cgreene@hallassociatesinc.com.

X. ADJOURNMENT

There being no other business to discuss, a motion was made and seconded to adjourn the meeting at 11:28 AM. Motion passed unanimously.

ORGANIZATIONAL MEETING

The organizational meeting of the Board was called to order at 11:46 AM with four board members present and one absent (Overstreet).

A motion was made (Judd) and seconded (Dooley) to appoint the following officers:

Wynne Overstreet	President
Loren Dooley	Vice President
Corey Judd	Secretary
Neil Damgaard	Treasurer
Denise Floyd	Director

Motion passed unanimously.

A motion was made (Judd) and seconded (Dooley) to restate for record the approval of the 2026 budget and dues structure as presented. Motion passed unanimously.

A motion was made (Judd) and seconded (Floyd) to approve minutes. Motion passed unanimously.

A motion was made (Judd) and seconded (Damgaard) to approve the financials as presented through October 31, 2025. Motion passed unanimously.

The meeting was adjourned at 11:43 AM.

PROXY

COLONIAL GREEN
HOMEOWNERS ASSOCIATION

Proxy for Annual Meeting of Members to be held

Monday, November 30th, 2026 at 10:00 AM

The undersigned hereby appoints _____, with full power of substitution, proxy to vote on behalf of the undersigned at the annual meeting of the unit owners of the association to be held at the date above and at any and all adjournments thereof.

_____/_____	_____	_____
Signature / Printed Name	Unit #	Date
_____/_____	_____	_____
Signature / Printed Name	Unit #	Date

This proxy must be signed by all persons or entities listed as legal owner of the property in order for the proxy to be valid.

A WITNESS IS REQUIRED TO MAKE THE ABOVE PROXY VALID

By signing below I acknowledge that I witnessed the above signature:

Witness's Printed Name: _____

Witness's Signature: _____ Date: _____

Witness's Address: _____
House Number & Street

_____
City, State and Zip