

 **Associa**<sup>®</sup>  
Community Management Corporation

February 4, 2010

Dear Belmont Greene Community Association Homeowner;

As previously announced, the **2010 Annual Meeting** of the Belmont Community Association will be held at **7:00 P.M., February 17, 2010**, in the cafeteria of the Belmont Station Elementary School. Please plan on arriving early for registration, which will begin at 6:30 P.M.

The primary purpose of the Annual Meeting will be to elect two (2) homeowners to the Board of Directors. The homeowners will be elected to serve two year terms to fill the vacancies created by the expiration of the terms of Marna Gettleman and Jared Giordano.

To date, the Association has received two (2) petitions of candidacy for the available positions on the Board. Candidate statements are attached for your convenience. Nominations of additional candidates may be accepted from the floor at the meeting. Any person who is nominated from the floor or by proxy ballot must be present at the meeting to accept the nomination. **A proxy ballot, which you may use for voting if you cannot vote in person at the meeting, is enclosed.**

Members will also have the opportunity at the Annual Meeting to volunteer to serve on the Association's committees which include the Activities, Communications, Covenants Enforcement, Financial Advisory and Grounds & Facilities committees. Each of these committees is important for the welfare of the Association, and all are seeking new members.

We will also have a number of guests attending the meeting to discuss and answer questions regarding various issues that affect the community. These guests include the Loudoun County Sheriff, Samantha Villegas of Loudoun County Water, Danny Shaha of Luck Stone and Cheryl Wood, HOA Representative of AAA Recycling & Trash.

The BGCA legal documents provide that each lot shall have one vote. Voting may be done in person at the meeting, or eligible voters may assign proxies to another eligible homeowner. A directed proxy may be utilized to vote for Members of the Board of Directors. A nondirected proxy may be counted toward a quorum and may vote on any matters of business other than the election of Directors. In either case, a proxy vote may be used in the determination of quorum, which is ten percent (10%) of all the votes of the Membership of the Association. All owners of record in good standing are eligible to exercise those rights outlined in the BGCA legal documents.

Sincerely,



John Halfhill, CMCA®, AMS®  
Community Manager  
Belmont Greene Community Association

**BELMONT GREENE COMMUNITY ASSOCIATION**  
**2010 CANDIDATE STATEMENTS**

**Jared Giordano**  
**20364 Charter Oak Dr.**

Over the past two years I have served on the Board of Directors as Treasurer. During this time I have worked with two different Boards on the many issues this community has been working through. The bond release has been a large challenge for the current and past Boards and as we have worked toward its resolution I have been involved in meetings with the Developer, the County and Council. I have worked on the issue with both the present Board and the previous Board, which gives me a sense of the history of the issues and an understanding of everyone's efforts thus far. I think it is going to be important to have members of the board who have been working on this issue to stay on and see it through to its conclusion.

As Treasurer I have worked with the finance committee to develop the budget for the community for the past two years. The committee worked hard and made some tough choices based on the current economic climate. Next years budget is going to be an important one as well and I am looking forward to being equally involved on doing what is best for the community.

These are just some of the issues the board has faced and I am looking forward to serving another term to bring my past experience to the challenges we face in the coming year. My family and I believe this is a great community and I am happy that I have been able to play a small part in keeping it that way.

**Randy de Steuben**  
**20362 Plainfield Street**

My name is Randy de Steuben and I, along with my wife and 3 children, have been a resident of Belmont Greene for almost 14 years.

I grew up in Vienna, VA in a neighborhood with an active homeowners association. Each of the communities that I have purchased homes in since have also had active associations. I feel strongly that a homeowners association is the cornerstone of a community; bringing continuity and order to the community, preserving the architectural integrity and maintaining the common elements. When properly run, as I believe ours has since residents took over in the late 90'S, the association promotes the concept of 'community' and protects the neighborhood's property values.

I have taken an active interest/role in Belmont Greene since moving here. In the past, I have served as chairman of a very active Maintenance committee and am also the co-founder and editor of the *Belmont Banner* newsletter. Those serving on the association Board must have a clear understanding of the strengths and weaknesses of the association, its history and what's to be accomplished. I have a history of the association - from almost the beginning - and from my active attendance at the monthly meetings for the past year or so, feel that I understand the strengths and weaknesses of the association what is to be accomplished. Serving on the Board is a chance to once again serve my fellow neighbors while protecting and enhancing the assets of the community and I would appreciate your vote.

**BELMONT GREENE COMMUNITY ASSOCIATION**  
**2010 ANNUAL MEETING**  
**PROXY**

A. The proxy holder designated in Part B below is directed to cast my vote as follows for the following candidates (please vote for not more than TWO (2) candidates by placing an X by the name(s)).

Jared Giordano

Randy de Steuben

\_\_\_\_\_(write-in)

\_\_\_\_\_(write-in)

\_\_\_\_\_(write-in)

B. For purposes of establishing quorum, voting for candidates (if marked above), and voting on other matters as the proxy holder deems fit at the annual meeting and any reconvening of that meeting, I/we hereby assign my/our proxy to (choose one only):

1. \_\_\_\_\_ Board President \_\_\_\_\_ ; or

2. \_\_\_\_\_ (print name of person you designate)

C. \_\_\_\_\_  
Owner Signature                      Lot Address                      Date  
\_\_\_\_\_

**Please return this proxy/ballot card to CMC by fax @ (703) 631-9786, or deliver to the Greenhouse, or deliver to the Secretary of the Association, or their agent, by the start of the 2010 Annual Meeting.**

**BELMONT GREENE COMMUNITY ASSOCIATION  
2010 ANNUAL MEETING**

**INSTRUCTIONS FOR PROXY** If you do not plan to attend the meeting, please complete your postcard proxy/ballot according to the instructions below.

**General**

\* SECTION 3.7 PROXIES of the AMENDED AND RESTATED BYLAWS OF BELMONT GREENE COMMUNITY ASSOCIATION, INC. states ... At all meetings of Members, each Member may vote in person or by proxy. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of such Member's Lot. No proxy shall be valid after eleven (11) months from its date, unless otherwise provided in the proxy. All proxies shall be in writing and shall be filed with the Secretary, in such form as is approved by the Board of Directors, which approval may not be unreasonably withheld, before the appointed time of each meeting. Any written proxy which conforms with the applicable laws of the Commonwealth of Virginia shall be deemed to be satisfactory and approved as to form by the Board of Directors. **Notwithstanding anything herein to the contrary, only a directed proxy may be utilized to vote for Members of the Board of Directors. A nondirected proxy may be counted toward a quorum and may vote on any matters of business other than the election of Directors.**

1. A proxy may be directed (directing the proxy how to vote) or nondirected (leaving how to vote to the proxy's discretion only on any matters of business other than the election of Directors).
2. An Owner may grant his/her proxy to: another Owner, a member of the Board of Directors, the managing agent, the Owner's mortgagee, or any other person of legal age.
3. Proxies must contain the full name and address of the Owner, must be dated, and must be signed by the Owner.

**PROXY ASSIGNMENT**

1. Directed Proxy: Complete all sections of the postcard.
2. Nondirected Proxy: Complete only sections B and C of the postcard.

**VOTING BY PROXY**

1. You may either have your proxyholder bring the proxy postcard to the meeting, or you may simply place the postcard in the mail so that it is received by CMC prior to the annual meeting. The postage is already paid, and the postcard is pre-addressed. You may also fax your proxies to CMC at (703) 631-9786.

**IMPORTANT**

**ALL PROXIES must have the signatures, addresses and dates of signature of the owner to be valid. Proxy must be received by 3:00 P.M., February 17, 2010, at CMC offices, or delivered to the Secretary of the Association by the start of the Meeting.**