



VOU News for You

VOUCA Management Newsletter/October 31, 2016

Happy Halloween!



Halloween is upon us! The VOU does not regulate trick or treating for Halloween. We ask that residents be especially careful this evening while driving in the community. Please watch for children, who may dart in front of cars.

It's Time to Vote!

The Annual Meeting of the Villages of Urbana Community Association is Wednesday, November 9 at 7 PM at the Natelli Community Center located at 9023 Harris Street. Registration will begin at 6:30 PM. The Annual Meeting is open to all members in good standing. It is important that you vote in the election for members of the Board of Directors. Ballots have been sent to all residents. Please return your completed ballot.

Additionally, the Villages of Urbana Board of Directors has voted to permit electronic voting in upcoming elections for members of the Board of Directors. **To access the electronic ballot, please visit www.villagesofurbana.net, Resources>eforms>2016 Annual Meeting E-vote.** The deadline for electronic voting is 5:00 PM on Monday, November 7, 2016. Please note that voting is open to members (homeowners) only. One vote per household is permitted, and all voters must be in good standing with the Villages of Urbana Community Association. Electronic votes submitted by tenants will be discarded. If you submit an electronic vote and your account is delinquent or if you are otherwise not in good standing as of 5:00 PM on Monday, November 7, 2016, your vote will not be counted.

Candidates running for the Board of Directors are listed on pages 3-4 of this newsletter. The term of service will be from the Annual Meeting 2016 to the Annual Meeting 2019. Please select the names of the TWO candidates you wish to elect. Write-in votes are also welcome. If you wish to change your vote, please contact the management office at manager@villagesofurbana.net for more information on how to proceed.

MONTH AT A GLANCE

November 5

9:00 AM - 12:00 noon -
Management Office open

November 7

Deadline for Annual Meeting
electronic voting
7:00 PM - Pools and Outdoor
Recreation Committee Meeting

November 9

7:00 PM - Annual Meeting

November 11

Management Office Closed for
Veterans Day

November 15

6:30 PM - Board of Directors
Meeting

November 16

1:30 PM - Design Review
Committee Meeting
7:00 PM - Covenants Committee
Meeting

November 21

7:00 PM - Finance Committee
Meeting

November 24 and 25

Management Office Closed for
Thanksgiving Holiday

QUESTIONS? CONCERNS? CONTACT US

On-site Office: 9023 Harris St.

Frederick, MD 21704

Phone: 301-831-4810

Fax: 301-831-4811

Email: services@villagesofurbana.net

Office Hours: 10 AM- 4 PM

General Manager: Aimee Winegar

Assistant Managers: Stephanie

Turner and Lydia Gettys

COMMUNITY SCOOP

Urbana Food Bank

The Greater Urbana Area Food Bank is in urgent need of dry pasta noodles, Ziplock bags of all sizes, canned chicken, canned tuna, meals in a can or box (stew, chili, Hamburger Helper), dry pet foods, and cat litter. The food bank also accepts donations of clothing for men, women and children in good condition, household goods, furniture and more. Simply drop off items any time under pavilion by the food bank door at 4310 Reels Mill Road, Frederick, MD.

Safety Reminder

School is in session and children are walking in the crosswalks. Especially on Sugarloaf Parkway, please be careful at intersections.

Management Notes

The Management Office will be open this Saturday, November 5, between 9 AM and 12 noon. It will be closed on Friday, November 11 for Veterans Day and on November 24 and 25 for the Thanksgiving holiday.

WHOM DO YOU CALL?

Frederick County Sheriff's Office
Non-Emergency Number: 301-600-2071
Washington Gas: 800-752-7520
Allegheny Power: 800-255-3443
Frederick County Water and Sewer:
301-600-2187 M-F; 301-600-2194 after
hours and holidays
VOU After Hours Emergency:
888-788-2678



KEEP CALM AND TURKEY TROT

2016 VOU TURKEY TROT 5K

Thursday, Nov. 24, 2016
9 AM
Natelli Community Center

Pre-registration at www.villagesofurbana.net/races

Registration fees by November 15: \$15 and three cans of food, with a maximum of \$30 per household

Race day registration: \$20 and three cans of food, with a maximum of \$30 per household

*A portion of every registration fee will be donated to the Greater Urbana Area Food Bank, plus the food donation.

LIGHT THE NIGHT

Friday, December 2, 2016, 6:30 - 7:30 PM
Natelli Community Center
9023 Harris Street

Join your neighbors for cocoa and cookies as we light the community Christmas tree and the Menorah in front of the Fat Oxen and welcome a visit from the man in red.

2016 Candidates' Statements

The following are running for seats on the Villages of Urbana Community Association Board of Directors. There are two seats up for election. The term of service will be from the Annual Meeting 2016 to the Annual Meeting 2019.

Rick Boyle

Rick Boyle has served as a Vice President of Natelli Communities since 2003 and has served on the Association Board since November 2005. Rick is a certified public accountant and has been involved in the planning and development of Villages of Urbana going back to the late 1980's when the lands were owned by the Kiplinger Companies. Rick's primary focus is on management of financial and administrative issues related to Natelli's development activities in Maryland and Delaware. Rick is a member of the board of directors of the associations governing all of the communities under development by Natelli. He has actively participated in the financial oversight of the Association since joining the Board and has contributed to development of many policies used in the governance of the community. Rick has been nominated to run for a seat on the Board by Natelli Communities.

Liz Fan

Condominium owner in the upper Midwest. Multiple-time homeowner, experience managing rental properties. Appreciation for maintenance of investment value. Highly trained scientist with superb attention to detail. Maintaining involvement in my community is important. I believe suitable fiscal oversight is a key portion of maintaining the collective value of our community. I conduct scientific research nearby but am readily available for board and committee meetings.

Stephany Faulkner

I have attended many meetings in the last nine years both Board of Directors and Pool Committee. I have run the snack bar for the last six years, making sure I have given young adults in our community jobs. I have given many families free advice on how to get their children into college and how to qualify for scholarship(s). In my past, I held an officer position on an HOA. I was very instrumental in getting the HOA off the ground. I remained active for more than two years, until I moved out of the neighborhood. My children are all adults. I have been attending meetings since I moved here 9 years ago. At this point in my life, I can be on the Board and not have it interfere with other activities or obligations. I feel I will be an asset to the Board of Directors.

Joseph Francis

Member, Old Mills Condominium Board. My present career of 19 years is in property management. I am also lead HVAC engineer at Walter Reed Military Hospital. I plan on living in this community for a very long time and raise my minor children here. I will like to contribute towards keeping this community beautiful.

Dick Mayberry

Member, VOU Grounds and Physical Assets Committee; President, Board of Directors, Landon Springs Condo Association; Member, Friends of Urbana Library; Lead, Planned Giving Program for Frederick Rescue Mission; Past service on the boards of directors of the: Bar Association for the District of Columbia (BADC), BADC Foundation (VP for grant-making), Fellowship of Christian Athletes (Chair, DC Chapter and subsequently Northern Virginia Chapter). Commitment to the management and BOD business to maintain the character and quality of life in our community with a reasonable budget/cost to our homeowners. I will do my best to bring initiative, hard work, and leadership if elected to the board.

Tom Natelli

Tom Natelli is the CEO and principal owner of Natelli Communities, a privately held real estate investment and development concern with corporate offices in Gaithersburg, Maryland. The company and its affiliated entities, including Main Street Homes and Natelli Homes, are engaged in the acquisition, development and construction of master planned communities, principally in the mid-Atlantic region. The company has earned numerous industry and environmental awards for its development activities, including the ULI Award for Excellence for Large Scale Communities, Washington Metro Area Environmental Developer of the Year, and Suburban Maryland Builder of the Year. Notable projects include Avenel, Lakelands, The Villages of Urbana, Bay Forest, Sunset Island, Forest Landing and Urbana Corporate Center.

Mr. Natelli also serves on the boards of many non-profit organizations and business enterprises. Among his activities, he currently serves as Chairman of the Board of Chesapeake Lodging Trust, a self-advised, publicly traded, lodging REIT (NYSE:CHSP). He is currently Chairman of the Board of the School of Engineering at Duke University. He serves on the President's Council of Catholic Charities of Washington DC, and chaired the Catholic Charities

2016 Candidates' Statements (continued)

Gala for Washington DC in 2015 with his wife, Karen. He is a past Chairman of the Board of Suburban Hospital Healthcare System, and currently serves on the new building task force for Suburban.

Among his recent activities, Mr. Natelli served on the Board of Directors and was a member of the audit committee of Highland Hospitality Corporation (NYSE:HIH), a self-advised lodging REIT, until its sale to a private equity fund. In addition, Mr. Natelli served on the Board of Advisors of Fund 1 of The Halifax Group, a private equity fund. He was also cofounder and served as Chairman of the Board of eStara, a venture funded start-up that became a leading provider of VOIP based applications for web commerce, from 1999 until its sale to ARTG in 2006. ARTG was subsequently sold to Oracle.

Mr. Natelli served from 1993 thru 2003 on the Board of Trustees of Suburban Hospital Healthcare System, and as Chairman of the Board of Trustees from 2003 thru 2006, during which time he also headed the Executive Committee of the Board. An active community leader, he is a Past President of the Board of the Montgomery County Chamber of Commerce, and served as a member of the Financial Aid Initiative for Duke University. He played a central role in the organization of Montgomery Housing Partnership, which was created to preserve and expand the supply of affordable housing in Montgomery County, and served for several years on the Board of that non-profit organization. In addition he serves on the Boards of a number of community homeowner's associations under development by his company.