

**AUTUMN HALL  
ANNUAL HOMEOWNERS MEETING  
DECEMBER 4, 2025**



# WELCOME & INTRODUCTIONS

Kris Zayko – COA PRESIDENT

## TOPICS FOR TODAY:

- *AUTUMN HALL OVERVIEW*
- *BOARD ELECTION FOR 3 DIRECTOR SEATS*
- *DEVELOPER UPDATE*
- *DRC OVERVIEW AND REMINDERS*
- *COMMITTEE REPORTS*
- *2025 BUDGET RATIFICATION*



# Autumn Hall Community Association

## COA BOARD STRUCTURE AND MEMBERS

### 2025 COA Board Structure

- 1 DEVELOPER REPRESENTATIVE
- 6 ELECTED HOMEOWNERS

### 2025 COA Board

- ~ Kris Zayko, President
- ~ Audrey Monteith, VP
- ~ Tony Elkins, Secretary
- ~ Tim Kroenke, Treasurer
- ~ Charles Babington, M at L
- ~ Reg Blackburn, M at L
- ~ Mike Brown, Developer, M at L



# 2025 BOARD ELECTION

- 3 OPEN BOARD SEATS
- TERMS OF 2 YEARS



# COA BOARD

## 2025 ADVISORY COMMITTEES AND MEMBERS

### Landscape Advisory Committee

- Chris Hamilton (Chair)
- Armand Daniel
- Debra McArthur

### Infrastructure & Pool Committee

- Gary Miller (Chair)

### Design Review Committee

- Kim Levine (Chair)
- Garrett Hatch
- Austin Williams
- Scott Lechtrecker, Designer  
Rep

### Financial Advisory Committee

- Tim Kroenke (Chair)
- John Duff

### Social Committee

- Olivia Hamilton (Co-Chair)
- Ivy Bella (Co-Chair)
- Liz Darnell
- Kim Levine
- Audrey Monteith
- Rose Sheats
- Carol Goehring
- Angele Granger
- Mackenzie Burns
- Becki Guidice
- Barbara Costella
- Jennifer Mewshaw
- Ellen Scherer
- Charlene Vigil
- Linda Edmiston

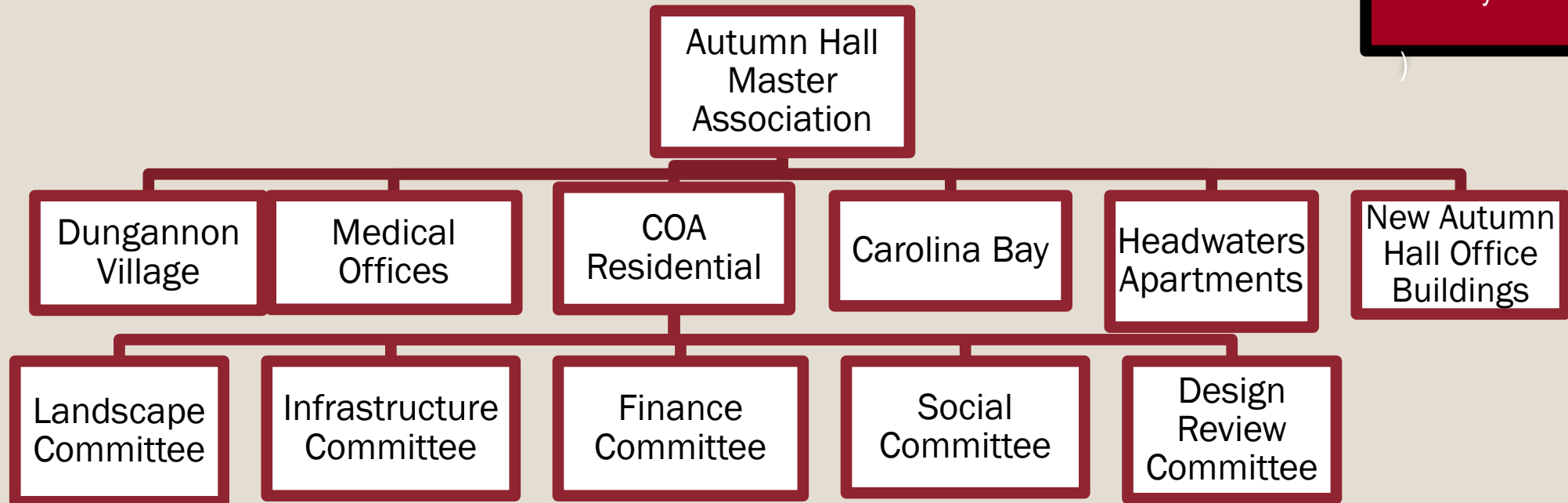
\*Special thanks to Susan Fieldstein  
- behind-the-scenes flyer/graphic  
artist developer

- COMMITTEE CHAIRS & COMMITTEE MEMBERS APPOINTED BY BOARD
- EXPRESS INTEREST TO CONTINUE EACH YEAR
- GIVE YOUR NAME TO TRAVIS TO JOIN A COMMITTEE

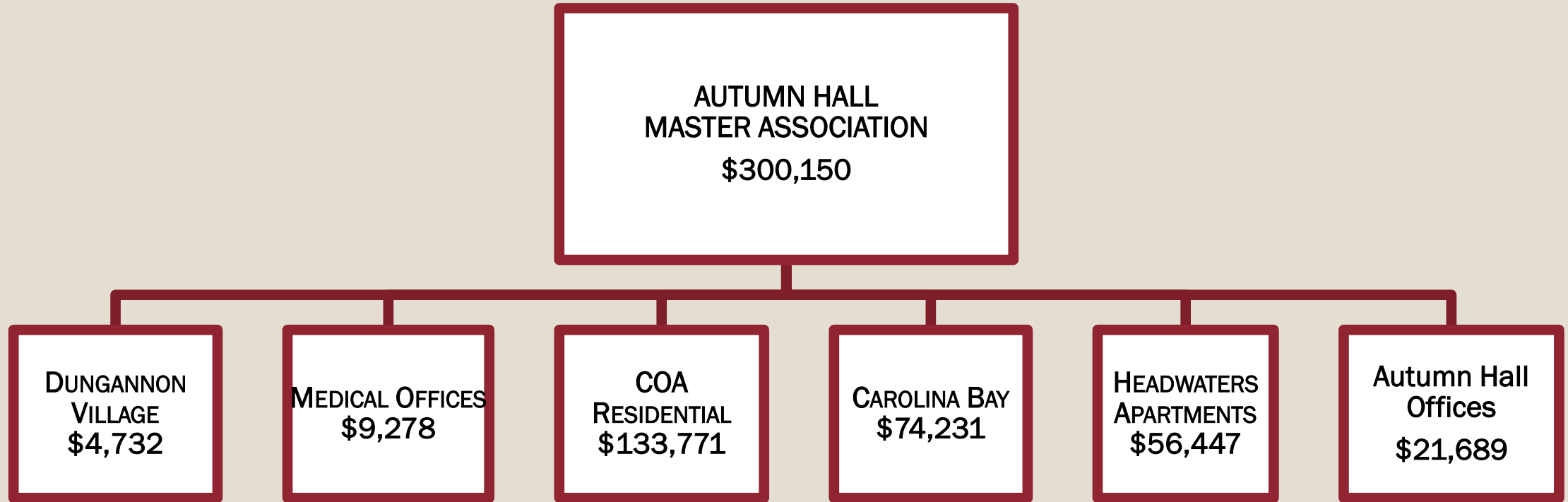


# AUTUMN HALL ORGANIZATION OVERVIEW

Master Board  
Brian Eckel  
Mike Brown  
Kris Zayko



# FUNDING THE 2025 MASTER ASSOCIATION



## RESPONSIBILITIES OF THE MASTER ASSOCIATION

### MAINTAIN COLLECTOR ROADS:

Dungannon  
Orton Point  
Carolina Bay Drive

### MAINTAIN COMMON DRAINAGE:

Shell Bridge Park  
Headwaters Pond Area

### MAINTAIN ARBOR PARK

Common Area

# MASTER & COA RESPONSIBILITIES

## ORANGE

### MAINTAINED BY MASTER

- Arbor Park
- Collector Roads
- Drainage Ponds

## YELLOW

### MAINTAINED BY COA



# Developer Update

- Street Turnover to City of Wilmington Update
- Utility Work within Community
- New Development Activity within the Master Community



# 2026 BUDGET OVERVIEW

## FINANCE ADVISORY COMMITTEE

### *2.8% INCREASE TO DUES (FROM \$215 TO \$221/MONTH)*

- MONTHLY INCOME FROM DUES
  - 173 LOTS AT \$221/MONTH = \$38,233
  - DUES INCREASE: \$12,456 ADDITIONAL INCOME
- ANNUAL INCOME
  - \$458,796
- 2026 BUDGET OBJECTIVES:
  - ALIGN BUDGET INCREASES RELATIVE TO INFLATION (ELIMINATE BIG CHANGES)
  - CONTINUE TO FUND RESERVES TO ALIGN WITH 2024 RESERVE STUDY
    - INCLUDE BUFFER FOR EXCEPTIONAL EVENTS (HURRICANE, MASTER EXPENSE)
  - CONTINUE TO ENHANCE THE COMMUNITY (LANDSCAPE, FACILITIES, SOCIAL)



# COA Assessment History 2020--26

	2020	2021	2022	2023	2024	2025	2026
Annual General Assessment	\$1800	\$2100	\$2220	\$2220	\$2340	\$2580	\$2652
Increase over prior year		17%	6%	0%	5%	10%	2.8%
Special Assessments	\$100	\$100			\$100		\$2652
Total Assessments	\$1900	\$2200	\$2220	\$2220	\$2440	\$2580	\$2652
Increase over prior year		16%	1%	0%	10%	6%	2.8%

# 2025-2026 BUDGET SUMMARY

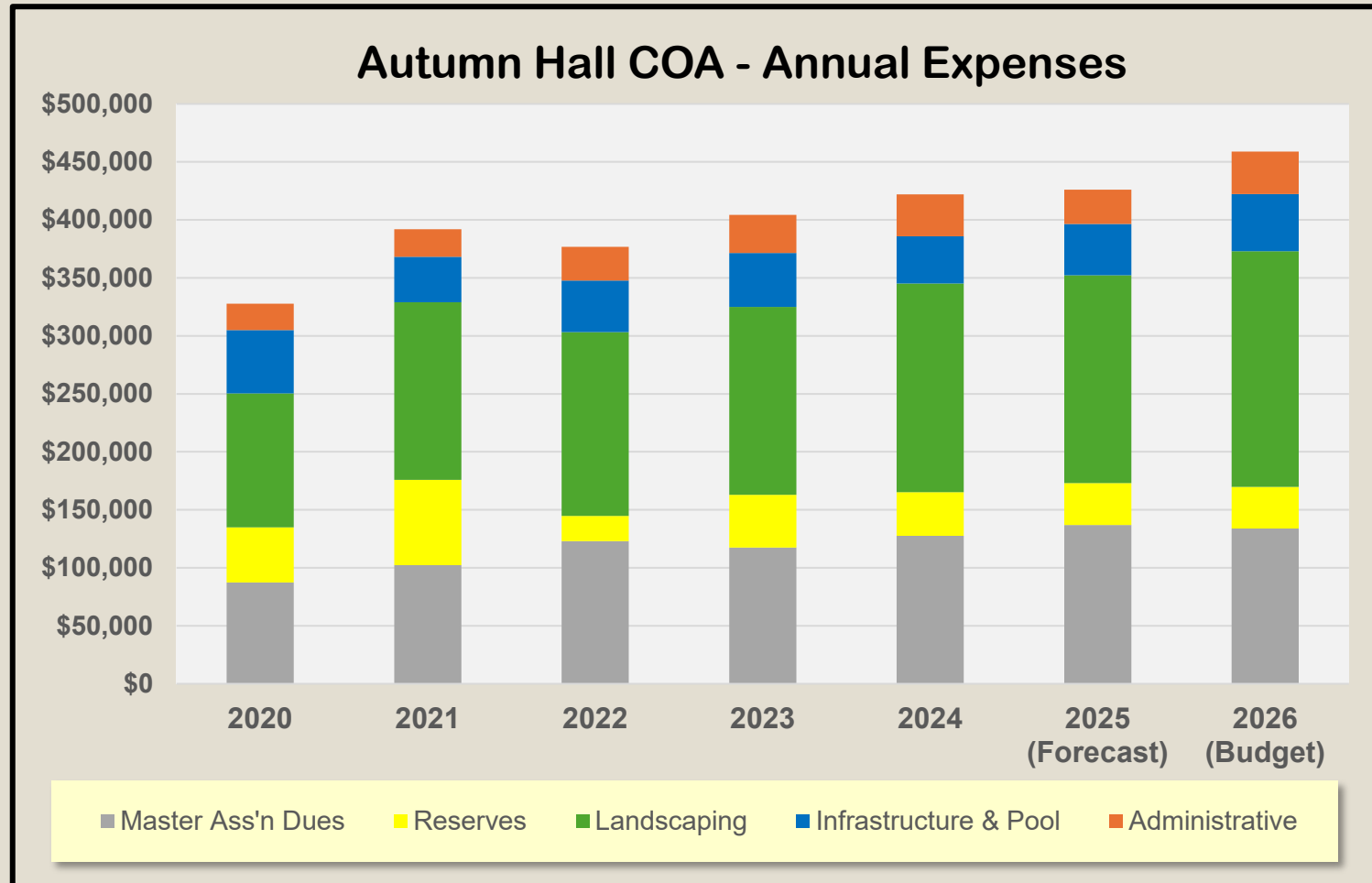
## EXPENSES BY CATEGORY

	2025 Budget	2025 Forecast	%Variance	2026 Budget	Budget %Change
MASTER ASSOCIATION DUES	\$136,991	\$136,991	0% ●	\$133,771	-2% ↓
RESERVES	\$34,200	\$36,040	5% ↑	\$36,000	5% ↑
LANDSCAPE COSTS	\$186,240	\$179,220	-4% ↓	\$203,256	9% ●
INFRASTRUCTURE & POOL COST*	\$54,579	\$44,316	-19% ↓	\$49,269	-10% ↓
ADMINISTRATIVE COSTS**	\$34,330	\$29,579	-14% ↓	\$36,500	6% ↑
<b>TOTAL EXPENSES</b>	<b>\$446,340</b>	<b>\$426,146</b>	<b>-5% ↓</b>	<b>\$458,796</b>	<b>3% ●</b>

\* Infrastructure & Pool Costs: Pool Maintenance Contract, Pool Supplies/Chemicals, Electricity, Gas Service, Pest Control, Water/Sewer, Maintenance/Repairs

\*\* Administrative Costs: Premier Management Fee, Insurance, Legal, Accounting, Social Committee, Supplies, Misc.

# 2020-26: Expense Evolution



- 2.8% Increase over 2025 budget
- 7.6% Increase over 2025 actual
- 2020-26 CAGR = ~6%
- COA Landscaping keeping ~45%
- ~30% Masters Dues down ~2% from 2025 (~60% of this is landscaping)

# 2022-2026 BUDGET OVERVIEW

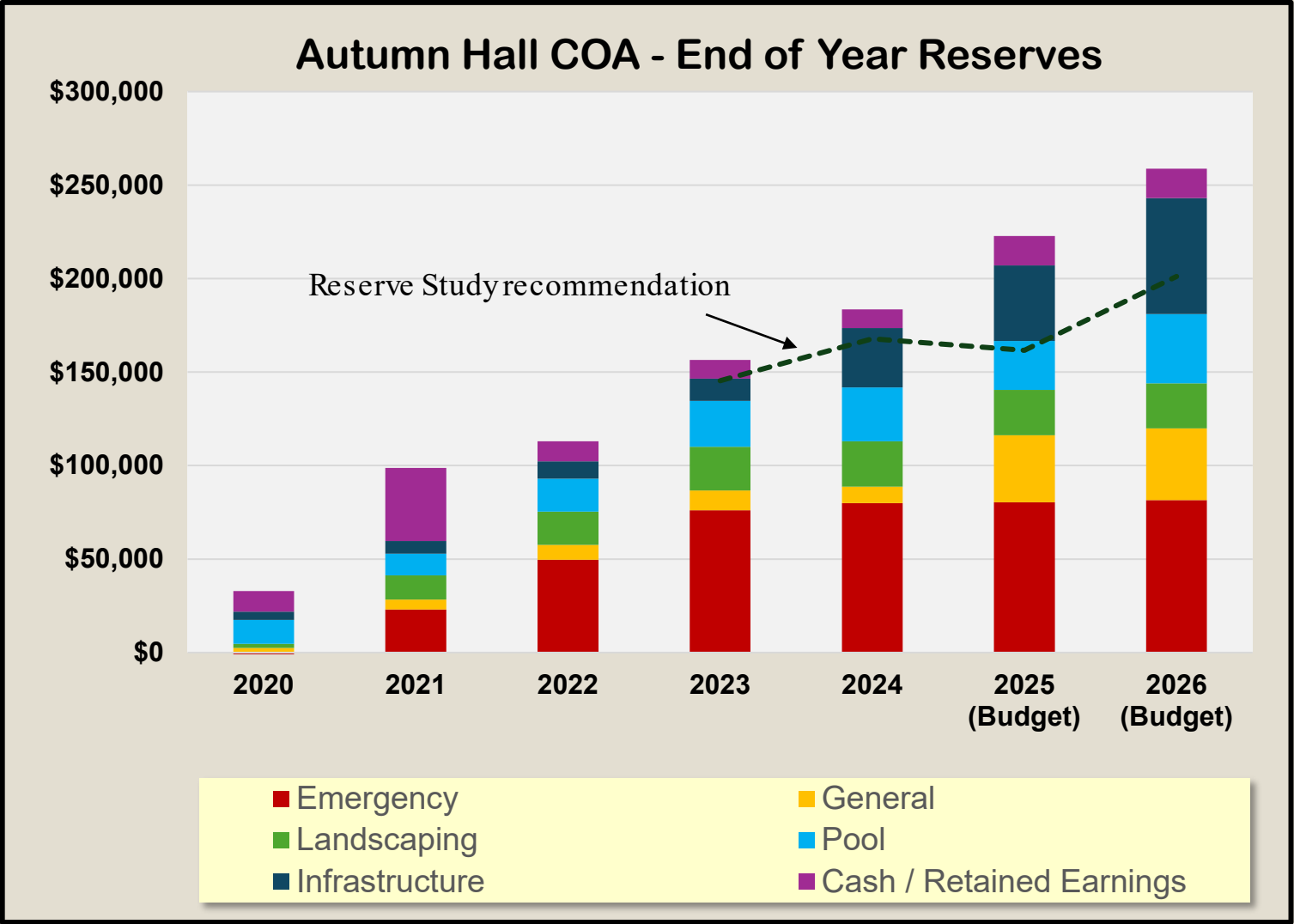
## EXPENSES BY CATEGORY

(A = ACTUAL, F=FORECAST, B=BUDGET)	2022A	2023A	2024A	2025F	2026B
MASTER ASSOCIATION DUES	\$123,120	\$117,373	\$127,566	\$136,991	\$133,771
RESERVES	\$21,561	\$45,693	\$37,539	\$36,040	\$36,000
LANDSCAPE COSTS	\$158,544	\$161,915	\$179,968	\$179,220	\$203,256
INFRASTRUCTURE & POOL COST*	\$44,464	\$46,407	\$40,736	\$44,316	\$49,269
ADMINISTRATIVE COSTS**	\$29,065	\$32,807	\$36,220	\$29,579	\$36,500
<b>TOTAL EXPENSES</b>	<b>\$376,754</b>	<b>\$404,196</b>	<b>\$422,029</b>	<b>\$426,146</b>	<b>\$458,796</b>

\* Infrastructure & Pool Costs: Pool Maintenance Contract, Pool Supplies/Chemicals, Electricity, Gas Service, Pest Control, Water/Sewer, Maintenance/Repairs

\*\* Administrative Costs: Premier Management Fee, Insurance, Legal, Accounting, Social Committee, Supplies, Misc.

# 2020-26: Prudent Building of Reserves



- Reserves growing at rate recommended in Reserve Study with an additional emergency buffer; hurricane, unplanned Master Expense
- \$175,000 of reserves in laddered CDs

# Landscape Advisory Committee

## 2025 COMPLETED PROJECTS

- TREES:
  - *MARCH TRIMMING TO THIN CANOPY AND ADDRESS ENCROACHMENT ON HOMES*
  - *SEPTEMBER TRIMMING TO THIN CANOPY AND ADDRESS ENCROACHMENT, REMOVAL OF 5 DEAD TREES AND PROBLEM LIMBS (PREP FOR HURRICANE SEASON). NOTE: 3 TREES DIED SUDDENLY, TWO DUE TO INFESTATION*
  - *MAPLE PARK TREE THINNING TO LET IN MORE SUNLIGHT FOR GRASS*
- MEDIAN (DEVIL) STRIPS
  - *FAILING GRASS REPLACED ON FOLLOWING STREETS; OLD GARDEN, ORTON POINT, DUNGANNON, EDISTO, STRIKING ISLAND, MOUND BATTERY, HANAHAN, MIDNIGHT CHANNEL, TANGIER, AND SAULNIER*
  - *FURTHER INTEGRATION OF ASIATIC JASMINE TO REPLACE AREAS WHERE GRASS CANNOT BE REPLACED*
  - *DEVIL STRIP IRRIGATION*
- OTHER:
  - *REFRESH OF DUNGANNON ENTRANCE TO POOL AREA*
  - *FLOWER PLANTING (2X PER YEAR) FOR TRAFFIC CIRCLES ON MIDNIGHT CHANNEL, MOUND BATTERY*
  - *TURF REPAIR IN MAPLE PARK AND TREE MULCH BED EXTENSION*



# Landscape Advisory Committee

## 2025 COMPLETED PROJECTS

### ■ OTHER (CONT.):

- *TURF REPAIR FOR LUMOS FIBER INSTALLATION AND MASTEC POWER LAMP POST INSTALLATIONS ON DUNGANNON, MIDNIGHT CHANNEL*
- *CONCRETE REPAIRS FOR DUNGANNON DUE TO FIBER INSTALLATION*
- *TURF REPAIR ALONG MIDNIGHT CHANNEL AT ORANGE PLANK FOR FIRE HYDRANT REPAIR*
- *BORDER FENCE VEGETATION MANAGEMENT: VEGETATION CUT BACK/CONTROLLED TO AID IN FENCE MAINTENANCE*
- *SHRUB REPLACEMENT: REPLACE VARIOUS FAILING SHRUBS*
- *SOD REPAIR IN ARBOR PARK AND BANKS OF SHELL BRIDGE POND FOR AZALEA FESTIVAL*
- *EXTENSIVE REMOVAL OF PAMPAS GRASS BEHIND 5331 OLD GARDEN ENCROACHING ON PROPERTY*
- *PUMP REPAIRS AT SOUTH END OF SHELL BRIDGE POND*
- *IRRIGATION LINE REPAIRS ON MIDNIGHT CHANNEL*
- *TREE MULCH BED EXTENSIONS AT VARIOUS AH LOCATIONS*
- *AZALEA PARK SHRUB AND FLOWER REPLACEMENT ROUND TWO*
- *INSTALLATION OF TWO PARK BENCHES ALONG SHELL BRIDGE POND*



# Landscape Budget Summary

Category	2025 Budget	2025 Forecast	2026 Budget	Comments
Wrightsville Beach Landscaping Contract	\$105,240	\$100,262	\$103,200	Includes: <ul style="list-style-type: none"> <li>- \$92,280 for general maintenance</li> <li>- \$11,000 billable items (turf health programs, island flowers, etc)</li> </ul>
Irrigation System	\$9,000	\$10,023 (currently \$1,200 under)	\$10,000	System repairs increasing with system age
Landscape Supplies	\$26,000	\$29,769	\$32,400	Covers the cost associated with spring mulch and pine straw applications
Landscape Projects	\$46,000	\$41,091	\$47,256	Median strip refresh, shrub replacement, other enhancements
Tree Maintenance	\$0	\$0	\$10,400	Tree trimming and removal
<b>Total</b>	<b>\$186,240</b>	<b>\$181,145</b>	<b>\$203,256</b>	9% increase



# 2026 Landscape Budget Detail

- WRIGHTSVILLE BEACH LANDSCAPING (WBL) CONTRACT SERVICES (\$92,280)
  - \$7,690/MONTH INCLUDES:
    - 42 PREMIUM LAWN SERVICE VISITS (CUT AND TRIM)
    - 26 MAINTENANCE TRIMMING VISITS FOR SUSQUEHANNA LANE
    - 5 TURF FERTILIZATIONS IN PARKS
    - 3 TURF FERTILIZATIONS IN STREETScape (MEDIAN STRIPS)
    - 2 TURF INSECTICIDES
    - 8 TURF HERBICIDES
    - 12 DETAIL/TREE PRUNING VISITS (UP TO 10 FEET HIGH)



# 2026 Landscape Budget Details

## ■ LANDSCAPE PROJECTS

- TREE TRIMMING (\$12,500)
- \*\*\* (MASTER BUDGET ADDITIONAL \$15,000 FOR AREAS AROUND SHELL BRIDGE & ARBOR PARK)
  - LIFT/THIN CANOPIES ON MORE MATURE TREES TO LESSEN WIND/STORM DAMAGE
  - CUT BACK CANOPIES ENCROACHING ON HOMES/STRUCTURES
- TURF REPLACEMENT AND REPAIR (\$17,000)
- \*\*\* (MASTER BUDGET ADDITIONAL \$6,000 FOR MASTER CONTROLLED AREAS)
  - REPLACE GRASS AND JASMINE AS NEEDED
- DEAD TREE REMOVAL (\$3,000)
  - REMOVE DEAD TREES AND PROBLEM LIMBS PRIOR TO HURRICANE SEASON
- SHRUB/PLANT REPLACEMENT (\$5,000)
  - AS NEEDED FOR DISEASED, FAILING PLANTS
- MAPLE PARK LIGHTING (\$3,000)
  - ADD PATHWAY ILLUMINATION AND TREE UPLIGHTING



# 2026 Landscape Budget Details

## ■ LANDSCAPE PROJECTS (cont.)

- *ADD ADDITIONAL COLORFUL PLANTS THROUGHOUT NEIGHBORHOOD* (\$2,700)
  - TARGET AZALEA PARK AND MAPLE PARK
  - REPLACE BOXWOODS WITH DWARF YAUPONS
- *ADD PHOTOCELL & ELECTRICAL BOX TO AZALEA PARK* (\$200)
  - UPGRADE ELECTRIC LOAD ALONG WALKWAY
- *REPAIR GRAVEL WALKWAY ALONG POOL DOWN TO TANGIER* (\$5,000)
  - ADD DRAIN BOX AND PIPE TO SEWER AT END OF PATH
  - POSSIBLY REPLACE GRAVEL WITH CONCRETE SIDEWALK
- *EROSION REMEDIATION* (\$2,000)
  - ADD ROCK TO REPAIR EROSION ALONG SUSQUEHANNA ALLEY
- *UNEXPECTED ITEMS* (\$4,000)



# Master Association Landscaping Projects

- Additional Master Association Landscape Projects
  - *TREE TRIMMING ON MASTER ROADS (DUNGANNON, ORTON POINT, OTHER)*
    - LIFT AND THIN CANOPIES ON MORE MATURE TREES TO LESSEN WIND/STORM DAMAGE
    - CUT BACK CANOPIES ENCROACHING ON HOMES/STRUCTURES
    - DEAD TREE REMOVAL
  - *MEDIAN STRIP REPAIR/REFRESH ON MASTER ROADS*
    - REPLACE GRASS AND/OR INSTALL ASIATIC JASMINE AS NEEDED
  - *ARBOR PARK OAK TREE REDESIGN*
  - *ARBOR PARK PATHWAY TOP DRESS (GRAVEL REPLENISHMENT)*
  - *AZALEA FESTIVAL PREP*



# INFRASTRUCTURE COMMITTEE REPORT

FOLLOWING ARE SOME OF THE MAJOR ACTIVITIES AND PLANS FOR REPAIR OR REPLACEMENT OF AH INFRASTRUCTURE

## ■ REPAIRS:

- *CHAPEL PARK WOOD ROT - PLAY STRUCTURE, PERIMETER FENCE*
- *ARBOR PARK - ELECTRICAL OUTLETS, STRING LIGHTS, CLEAN UP FIREWOOD AREA*
- *ONE ROCKING CHAIR HEAVILY DAMAGED, NOT REPAIRED*
- *POOL - ADDED SHELVES IN STORAGE CLOSET, GATE LATCHES*
- *ONE UMBRELLA HEAVILY DAMAGED, NOT REPAIRED*

## ■ FUTURE ITEMS:

- *POWER WASHING 2026*
- *SHELL BRIDGE DECKING 2029*
- *OTHER ITEMS LATER OUT*

## ■ REPLACEMENTS:

- *POOL DRINKING FOUNTAIN*

## ■ FUTURE ITEMS:

- *ARBOR PARK SWING 2026*
- *POOL FURNITURE AND UMBRELLAS 2027 (3-YEAR ROTATION)*
- *SHELL BRIDGE DECKING 2029 (AS NEEDED)*
- *PERIMETER FENCES 2029 +*



# Design Review Committee



Exterior Home and Landscape Additions, Removal or Revisions  
Require Committee Review and Approval Prior to Implementation

- Any color and/or material change -house, doors, shutters, trim, roof, foundation, etc.
- Hardscapes like fences, privacy walls, fireplaces, walkways, water features, pools
- Landscape design including trees, plants, grass and ground-cover  
(maintenance or minor plant replacement does not require submission)
- Enhancement projects like porch enclosures, outdoor showers, pergolas, etc.

Submit "Architectural Review Form" by email to [ARC@premiermanagementnc.com](mailto:ARC@premiermanagementnc.com)  
(access form from [autumnhallhoa.com](http://autumnhallhoa.com) homeowner portal)

\*DRC members are available for site visit consultations on major projects to clarify homeowner requests or address denials

# SOCIAL COMMITTEE

## ■ 2025 EVENTS

- *Memorial Day Poolside*
- *Family Meet & Greet*
- *Bourbon Tasting*
- *Back to School Ice Cream Social*
- *Halloween Party*
- *Chili Cook Off*
- *Turkey Bowl*
- *Winter Warmer*
- *Scavenger Hunt*
- *Occasional Beer Club*

## ■ FREQUENT NEIGHBORHOOD ACTIVITIES

- *Thirsty Thursdays (Spring & Fall)*
- *Bunco (Monthly)*
- *Red Wagon Food Donation*
- *Book club*
- *Mah-jongg*
- *Water Aerobics (Summer)*



# HOW TO FIND OUT ABOUT NEIGHBORHOOD EVENTS??

- COA EMAILS
- PREMIER & GOOGLE CALENDAR
  - FACEBOOK
  - POOL HOUSE BILLBOARD
- SOCIAL EVENT EMAIL LIST FROM PREMIER PORTAL EMAIL LIST - UPDATES BIANNUALLY (EMAIL SOCIAL COMMITTEE MEMBER TO ADD YOUR ADDRESS PROMPTLY)



# AZALEA FESTIVAL GARDEN TOUR 2026

Sponsored by Cape Fear Garden Club April 10,11,12

- The Autumn Hall community is being featured in this year's tour with 5 resident "Secret. Gardens" open to ticket holders from 10 to 5pm on Friday, Saturday and Sunday.
- AH is a *"shuttle only"* site. Ticket holders will board a shuttle from the Carolina Bay entrance parking lot each day from 10- 5pm on a designated route through Autumn Hall. *No street parking will be allowed.*
- Four parks also being featured are: Arbor Park, Maple Park, Azalea Park and Shell Bridge Park from shuttle view only.
- Only at Arbor Park will ticket holders tour the park with a docent escort, where an introduction to the history and landscaping features of AH will be presented by the docent before they proceed to the first secret garden.
- Artwork done of the Festival Gardens will be for sale on Sunday from 2-5pm at The Hawthorne's Garden on Old Garden Road.
- 15 resident volunteers are needed to be shuttle docents for morning and afternoon shifts.
- All Information and script notes will be given during an Open House sometime in March at the Burns home on Old Garden Road.
- Those interested in supporting the AH community can reach out to:

*MaryBeth Burns at: 631-678-8322 or [mbburns123@gmail.com](mailto:mbburns123@gmail.com)*

*Upcoming Information will also be shared via Facebook and PM mailings.*

Please reach out to volunteer in sharing the beauty and pride of place in our AH community. Thank You!



# Founding Documents

Autumn Hall has Founding Documents, such as:

- Community Charter for Autumn Hall
- By-Laws of Autumn Hall
- Design Review Guidelines - Addresses any exterior changes to a residence or yard
- Exhibit C Rules - Addresses other rules and behavior that may occur in the neighborhood
- Master Community Covenant for Autumn Hall
- Other documents and forms

These items can be found at: [autumnhallhoa.com](http://autumnhallhoa.com) or [www.PremierManagementNC.com](http://www.PremierManagementNC.com)

Each owner is encouraged to familiarize themselves with these documents.

# SUMMARY

- PROPOSED DUES FOR 2026 INCREASING TO \$221/MONTH
- RESERVES ARE BEING BUILT UP
- PROJECTS IMPORTANT TO HOMEOWNERS ARE BEING PRIORITIZED AND IMPLEMENTED
- INFORMATION ON AH COMMUNITY IS UPDATED REGULARLY AND ACCESSIBLE AT [www.autumnhallhoa.com](http://www.autumnhallhoa.com)





THANK YOU

