



McCullough Neighborhood Association, Inc.

c/o Kuester Management Group
PO Box 3340, Fort Mill, SC 29716
888-600-5044 support@kuester.com www.kuester.com

September 23, 2025

Owner Name
Owner Address
Owner City, State, ZIP

Property: Owner Property Address

Sent via US Mail and Email

If you did not receive email notification of the notice, please update your contact information by contacting us at Support@Kuester.com or visiting the below link: https://kuester1.formstack.com/forms/contact_update

OFFICIAL NOTICE OF ANNUAL MEETING & BUDGET RATIFICATION

Please be advised that under the provisions of the Governing Documents of McCullough Neighborhood Association, Inc., you are hereby notified that an ANNUAL MEETING & BUDGET RATIFICATION will be held virtually.

Join McCullough Neighborhood Association, Inc. Virtual Annual Meeting
October 9, 2025 at 06:00 PM

Go to <https://kuester.zoom.us/join>

or join by phone by calling +13126266799,,89958651981#,,,,*917959# US

Enter the below codes:
Meeting ID: 899 5865 1981
Passcode: 917959

The purpose of the annual meeting is to provide community updates, elect members to the Board of Directors, review the 2025 financial position, and ratify the 2026 Budget.

Quorum

Official Association business will be conducted by the included ballot and not during the Annual Meeting, therefore a quorum will not be required for the Annual Meeting. However, quorum will be required as it relates to the formal Board of Directors election.

For the formal election to be valid, at least **10% or 75 owner ballots** must be returned to meet the Association's quorum requirements. **The deadline to submit ballots for the Board Election is November 04, 2025 at 5:00 pm.**

If a quorum is not met, then the Association will have to recall the election, which will require another notice to be mailed, which is an additional cost to the Association.

Board of Directors Nominations and Election

The Board of Directors currently has **3 seat(s)** open for election. The open seat(s) will be for a **2-year term**.

If you are interested in serving on the Board of Directors, please scan the QR code below to **submit your nomination form prior to October 9, 2025 at 5:00 pm**. In addition, we will take nominations from the floor at the meeting. During the Annual Meeting, candidates will have the opportunity to address the membership as to why they are a good candidate for the Board of Directors.

The day after the Annual Meeting, an email with the list of candidates will be sent to the Association, and the electronic ballot will open by 5:00 pm. If you choose to submit the paper ballot included in this notice instead of an electronic ballot, you will simply need to print the name of the candidates on the paper ballot enclosed. **All ballots must be received by November 04, 2025 at 5:00 pm.**

To ensure you receive the list of candidates via email, you can register for your online account. Visit <https://Kuester.com> and click "Homeowner Login" in the top right corner to register.

Please note, candidates will be running for a position on the Board, not for a specific office. Specific officer positions are elected internally by the members of the board, as described in the Association Bylaws.

Budget Ratification

The Board adopted 2026 budget will be reviewed during the meeting. We have included a copy of the proposed budget in this mailing for your review prior to the meeting. If you have questions regarding the proposed budget, we ask that you please scan the QR code below to submit your questions prior to the meeting. The 2026 Board adopted budget will automatically be ratified unless it is rejected by a majority of owners, or any larger vote specified in your community's Declaration of Covenants, Conditions and Restrictions (CCRs).

Quorum is not required for Budget Ratification as per the statute NCGS 47F-3-103(c):

Within 30 days after adoption of any proposed budget for the planned community, the executive board shall provide to all the lot owners a summary of the budget, and a notice of the meeting to consider ratification of the budget, including a statement that the budget may be ratified without a quorum. The executive board shall set a date for a meeting of the lot owners to consider ratification of the budget, such meeting to be held not less than 10 no more than 60 days after mailing of the summary and notice. There shall be no requirement that a quorum be present at the meeting. The budget is ratified unless at that meeting a majority of all the lot owners in the association or any larger vote specified in the declaration rejects the budget. In the event the proposed budget is rejected, the periodic budget last ratified by the lot owners shall be continued until such time as the lot owners ratify a subsequent budget proposed by the executive board.

If you elect to reject the budget, you will need to **return your ballot by November 04, 2025 at 5:00 pm.**

2026 Assessments

Once the budget is ratified, please be advised that the 2026 assessment will **increase to \$1,371.00, payable in quarterly installments of \$342.75 in January, April, July, and October. Additionally, single-family homeowners in North Carolina will be subject to an extra landscape assessment covering landscaping and pine straw services.**

If you have any questions regarding the meeting process, this notice, or the enclosed documents, please contact Kuester Management Group at support@kuester.com. We look forward to your participation in this year's Annual Meeting.

Respectfully,

McCullough - Kieley Wilson, CMCA®, AMS®
Community Manager
Kuester Management Group

Enclosed:

Annual Meeting Questions: https://kuester1.formstack.com/forms/annual_meeting_questions
Board Nomination: https://kuester1.formstack.com/forms/call_for_candidates
Board Election Ballot: https://kuester1.formstack.com/forms/election_mccullough
Budget Ratification Ballot: https://kuester1.formstack.com/forms/budget_mccullough
2026 Budget



888-600-5044 support@kuester.com www.kuester.com

McCullough Neighborhood Association, Inc.
Annual Meeting Agenda
October 9, 2025 at 06:00 PM
Virtual Zoom Meeting
https://kuester.zoom.us/join

Meeting ID: 899 5865 1981 Passcode: 917959

- Call to Order, Introduction & Welcome
• Board Nominations
• 2025 Financial Review
• 2026 Budget Ratification
• Election Ballot Due Date
• Adjournment
• Homeowner Q&A Session (please hold questions until this time)

Homeowner Questions & Concerns

While questions will be taken from the floor as time permits during the Q&A session held at the end of the meeting, preference will be provided to those owners who formally submit a question prior to the meeting. This will allow the Board to review all questions, and ensure questions are properly addressed.

- Visit https://kuester1.formstack.com/forms/annual_meeting_questions
• Email Questions To : support@kuester.com with McCullough Neighborhood Association, Inc. Annual Meeting Question in the subject line
• Scan the QR Code to the right
o To utilize the QR Code, simply open the camera on your smartphone, and hold it over the QR Code for web access to the online form.



SCAN ME Meeting Question Form

Quick Reference Guide

Quorum Requirements: 10% or 75 ballots
Due Date of Ballots: November 04, 2025 at 5:00 pm

2026 Assessments will increase to \$1,371.00, payable in quarterly installments of \$342.75 in January, April, July, and October. Additionally, single-family homeowners in North Carolina will be subject to an extra landscape assessment covering landscaping and pine straw services.

Board Seats Open: 3
Board Terms: 2-year term
Due Date of Board Nomination Form: October 9, 2025



SCAN ME Contact Update Form



SCAN ME Payment Update Information



888-600-5044 support@kuester.com www.kuester.com

McCullough Neighborhood Association, Inc. Board Nomination Form

We appreciate your interest in serving on your Board of Directors. The participation of dedicated homeowners like you is key to the success of your community. It is important to note that the information provided in this form will be presented to the membership as part of the election at the Annual Meeting. **Information submitted will not be edited for grammatical or punctuation accuracy.**

Your Name: _____

Property Address: **Owner Property Address**

Email Address: _____ Phone Number: _____

Length of time you have lived in the community: _____

Are you current on Association dues/assessments: _____ Yes _____ No

Briefly describe the interest and experience that makes you a good candidate (additional page may be attached):

All Forms must be received by the Kuester Office by October 9, 2025 at 5:00 pm via:

- Visit: https://kuester1.formstack.com/forms/call_for_candidates
- Email Form To : support@kuester.com, with **McCullough Neighborhood Association, Inc. Board Nomination** in the subject line
- Mail Form To: McCullough Neighborhood Association, Inc.
c/o Kuester Management Group
PO Box 3340 Fort Mill, SC 29716
- Scan the QR code to the right
 - To utilize the QR Code, simply open the camera on your smartphone, and hold it over the QR Code for web access to the online form.



**SCAN ME
Board
Nomination Form**



888-600-5044 support@kuester.com www.kuester.com

McCullough Neighborhood Association, Inc.
Board of Directors
Election Ballot

The day after the Annual Meeting, an email will be sent to the Association with the list of candidates and a link to the electronic ballot.

The electronic ballot will open by 5:00 pm the day after the Annual Meeting.

If you choose to submit the paper ballot instead of an electronic ballot, you will simply need to print the name of the candidates below, and submit via the methods listed at the bottom of the ballot.

I/We, **Owner Name(s)** member(s) of McCullough Neighborhood Association, Inc., owner of the property located at **Owner Property Address** hereby cast our ballot for the election of the Board of Directors of McCullough Neighborhood Association, Inc. as follows:

Please place an "x" next to your candidate selection.

You may vote for up to 3 Candidates.

Nominees

1. _____

2. _____

3. _____

Multiple submissions from the same household will not be accepted - the first submission received will be the official vote.

All Ballots must be received by the Kuester Office by November 04, 2025 at 5:00 pm via:

- Visit: https://kuester1.formstack.com/forms/election_mccullough
- Email: support@kuester.com
- Mail: McCullough Neighborhood Association, Inc.
c/o Kuester Management Group
PO Box 3340 Fort Mill, SC 29716
- Scan the QR Code to the right
 - To utilize the QR Code, simply open the camera on your smartphone, and hold it over the QR Code for web access to the online form.



**SCAN ME
Election Ballot**



888-600-5044 support@kuester.com www.kuester.com

McCullough Neighborhood Association, Inc. 2026 Budget Ratification Voting Ballot

The day after the Annual Meeting, an email will be sent to the Association with a link to the electronic ballot. The electronic ballot will open by 5:00 pm the day after the Annual Meeting. If you choose to submit the paper ballot instead of an electronic ballot, you will simply need to mark your vote below, and submit via the methods listed at the bottom of the ballot.

I/We, **Owner Name(s)** member(s) of the McCullough Neighborhood Association, Inc., owner of the property located at **Owner Property Address** hereby cast our ballot for the ratification of the 2026 Budget as follows:

_____ We approve the ratification of the 2026 Budget as approved by the Board of Directors.

_____ We reject the ratification of the 2026 Budget as approved by the Board of Directors.

All Ballots must be received by the Kuester Office by November 04, 2025 at 5:00 pm via:

- Visit: https://kuester1.formstack.com/forms/budget_mccullough
- Email: support@kuester.com
- Mail: McCullough Neighborhood Association, Inc.
c/o Kuester Management Group
PO Box 3340 Fort Mill, SC 29716
- Scan the QR Code to the right
 - To utilize the QR Code, simply open the camera on your smartphone, and hold it over the QR Code for web access to the online form.



**SCAN ME
Budget Rat Ballot**

McCullough Neighborhood Association, Inc.

Account	Description	2025 Budget	2026 Budget	Comments
Operating Accounts				
Income				
40-4010-00	Assoc. Assessments - NC	\$ 559,020.00	\$ 575,820.00	Assessments paid by owners: \$137/1 each
40-4011-00	Assoc. Assessments - SC	\$ 319,440.00	\$ 329,040.00	Total: 742
40-4020-00	Master Assessments - TH NC	\$ 109,142.04	\$ 112,422.00	NC single family homes: 420 SC single family homes: 240
40-4045-00	Assessments To Reserves - NC	\$ (131,112.04)	\$ (120,000.00)	reserve contribution (per reserve study)
40-4081-00	Landscape Assessment - NC	\$ 315,425.00	\$ 321,224.00	US Lawns plus TruGreen
40-4083-00	Landscape Assessment - NC Pine Needles	\$ 50,000.00	\$ 53,320.00	McManis Farms
40-4100-00	Late Fee Income - NC	\$ 4,000.00	\$ 4,000.00	
40-4101-00	Late Interest Income - NC	\$ 4,000.00	\$ 4,000.00	
40-4110-00	Late Fee Income - SC	\$ 4,000.00	\$ 3,000.00	
40-4111-00	Late Interest Income - SC	\$ 4,000.00	\$ 3,000.00	
40-4120-00	NSF Fee Income - NC	\$ -	\$ -	
40-4121-00	NSF Fee Income - SC	\$ -	\$ -	
40-4125-00	Fine/Violation Fee Income - NC	\$ -	\$ -	
40-4126-00	Fine/Violation Fee Income - SC	\$ -	\$ -	
40-4150-00	Arc Fees Income	\$ -	\$ -	
40-4163-00	Interest Income - Investment(S)	\$ -	\$ -	
40-4170-00	Legal Fees Income - NC			
40-4500-00	Amenity Rental Income - NC	\$ 15,000.00	\$ 10,000.00	Clubhouse reservations only
40-4502-00	Easement Income			
40-4510-00	Pool Income - Passes/Keys - NC	\$ -	\$ -	
40-4511-00	Pool Income - Passes/Keys - SC	\$ -	\$ -	
Income Accounts Total		\$ 1,252,915.00	\$ 1,295,826.00	
Expense Accounts				
Administrative				
50-5010-00	Management Fees	\$ 182,000.04	\$ 190,772.75	Kuester mgmt contact + On-Site
50-5110-00	Office Supplies	\$ 1,500.00	\$ 4,100.00	general supplies, copies, envelopes, checks, etc., Google Suite, Amazon
50-5112-00	Mgt Co Admin Fees	\$ 1,305.00	\$ 5,000.00	Zoom, Adobe, Microsoft 365, Zendesk, 1099 processing, financial account
50-5115-00	Website Fees	\$ 1,500.00		For 2026 moved to 50-5110-00
50-5118-00	Petty Cash Unidentified Expense	\$ -		separately
50-5120-00	Bulk Mailings/Newsletter Expense	\$ 3,500.00	\$ 4,000.00	Annual & Budget Rat. Meeting mailing
50-5124-00	Legal/Litigation Fees	\$ 15,000.00	\$ 15,000.00	general legal counsel
50-5125-00	Legal/Collection Fees	\$ -	\$ -	pass through to owner accounts
50-5126-00	Legal/Crystal Lake Dam expenses	\$ 10,000.00	\$ 20,000.00	legal representation for dam failures proceedings
50-5127-00	Audit/Tax Preparation	\$ 4,500.00	\$ 2,900.00	Kendra Gnagal CPA PLLC
50-5130-00	Postage/Delivery	\$ 336.00	\$ -	For 2026 moved to 50-5110-00
50-5145-00	Meeting Expense	\$ -	\$ -	no expense expected in 2026
50-5150-00	Property Insurance - Policy/Premium	\$ 21,600.00	\$ 24,565.00	premiums for commerical flood, proerty, general liability, umbrella, crime, Directors & Officers, cyber, and workers compensation
50-5170-00	Permits/License/Fees	\$ 525.00		For 2026 moved to 80-8240-00
50-5175-00	Income Taxes	\$ -	\$ -	
50-5180-00	Property Taxes	\$ 1,000.00	\$ -	
50-5190-00	ARC Review	\$ -	\$ -	
50-5200-00	Violation Notices	\$ 2,100.00	\$ -	
50-5209-00	Committee - Landscape	\$ 500.00	\$ 250.00	as needed
50-5210-00	Committee - Social	\$ 15,000.00	\$ 10,000.00	events, MailChimp subscription, etc.
50-5211-00	Committee - Watch/Security	\$ -	\$ -	
50-5212-00	Committee - Amenities	\$ 1,321.05	\$ 25,000.00	(\$3.5K)
50-5213-00	Committee - Communications	\$ 1,000.00	\$ 500.00	as needed
50-5214-00	Committee - Safety	\$ 10,000.00	\$ 2,500.00	as needed
50-5215-00	Committee - Standard	\$ 500.00	\$ 250.00	as needed
50-5220-00	Billing Statements	\$ 4,235.00	\$ 4,235.00	quarterly statements for billing
50-5400-00	1/2 Late/Fines Fees To Mgmt Co	\$ 8,000.00	\$ -	For 2026 moved to 50-5110-00
Building & Grounds				
60-6125-00	Extermination Common/Termite Bond	\$ 1,850.00	\$ 5,275.00	Apex Enterprises LLC services + mosquito
60-6175-00	Security System Monitor Contract	\$ -	\$ -	RFP Technologies; proximity cards; pass through
60-6176-00	Security System Repair & Maint.	\$ -	\$ -	
60-6200-00	Gutters	\$ -	\$ -	
60-6225-00	HVAC	\$ 1,190.00	\$ 805.00	service contract w/ MTB Mechanical for 2x year services
60-6375-00	Stormwater Maintenance Contracts	\$ 45,000.00	\$ 45,000.00	Aqua Doc contract and inspection; taking over from Pulte in 2026
60-6377-00	Pond/Fountain - Repair & Maint.	\$ -	\$ 1,975.00	For 2026 moved to 60-6375-00
60-6549-00	Maintenance - Contract (Handyman)	\$ -	\$ 9,400.00	Tuggle contract 2x month
60-6550-00	Maintenance - General	\$ 40,000.00	\$ 39,285.25	Clubhouse items, HVAC repairs, etc.
60-6551-00	Building - Interior Repairs	\$ -	\$ -	
60-6557-00	Maintenance - Pet Waste Stations	\$ -	\$ -	
60-7010-00	Landscape - Contract	\$ 102,000.00	\$ 89,064.00	US Lawns contract

60-7011-00	Landscape - Contract NC SF	\$ 315,425.00	\$ 294,564.00	US Lawns contract
60-7015-00	Landscape - Irrigation Contract	\$ 23,000.00	\$ 23,100.00	Blackstone Irrigation & Lighting contract
60-7030-00	Landscape - Irrigation Repair	\$ 20,000.00	\$ 20,000.00	repairs as needed
	Landscape - Fertilizer Homes		\$ 26,660.00	TruGreen; 5 applications
	Landscape - Fertilizer COS		\$ 16,340.00	TruGreen; 5 applications
60-7035-00	Landscape - Repair & Maint.	\$ 21,000.00	\$ 27,625.00	repairs outside the contract
60-7040-00	Landscape - Seasonal	\$ 12,500.00	\$ 7,500.00	seasonal flowers
60-7042-00	Landscape - Pinestraw / Mulch - COS	\$ 40,000.00	\$ 32,680.00	McManus Farms
60-7045-00	Landscape - Pinestraw NC Homes	\$ 50,000.00	\$ 53,320.00	McManus Farms
60-7051-00	Retaining Wall Repair & Maint.	\$ 5,000.00	\$ 8,500.00	Inspection and Cleaning
Community Amenities				
80-8210-00	Pool - Contract	\$ 80,252.91	\$ 83,000.00	Carolina Pool Management contract w/ lifeguards
80-8215-00	Pool - Contract SC	\$ 15,300.00	\$ 15,300.00	Carolina Pool Management contract
80-8220-00	Pool - Repair & Maint.	\$ 7,500.00	\$ 8,010.00	repairs as needed
80-8221-00	Pool - Security/Keys/Locks	\$ 2,000.00	\$ 2,000.00	
80-8223-00	Pool - Improvement	\$ -	\$ -	
80-8224-00	Pool - Life Guard	\$ -	\$ -	
80-8240-00	Pool - Supplies/Furniture	\$ 8,000.00	\$ 1,500.00	supplies as needed; permits
80-8302-00	Tennis Courts - Improvement	\$ 2,000.00	\$ 2,000.00	as needed
80-8403-00	Playground - Repair & Maint.	\$ 2,000.00	\$ -	
80-8504-00	Clubhouse - Janitorial	\$ 8,000.00	\$ 8,000.00	Country Wide Cleaning contract; weekly cleaning
80-8505-00	Clubhouse - Repair & Maint.	\$ 2,000.00	\$ 2,000.00	
80-8506-00	Clubhouse - Extermination	\$ 2,275.00	\$ -	for 2026 moved to 60-6125-00
80-8508-00	Clubhouse - Exercise Equip R&M	\$ 2,000.00	\$ 1,000.00	Jasko Fitness contract & repairs
Utilities				
90-9010-00	Electricity - General Usage	\$ 75,000.00	\$ 70,000.00	
90-9011-00	Electricity - Clubhouse/Pool	\$ -	\$ 5,000.00	
90-9013-00	Electricity - Street Lights	\$ 15,450.00	\$ 17,000.00	
90-9020-00	Water/Sewer - General Usage	\$ 62,000.00	\$ 62,000.00	
90-9041-00	Telephone - Clubhouse/Pool	\$ 1,500.00	\$ 1,600.00	Spectrum & Pineville
90-9050-00	Trash Removal - Collection	\$ 750.00	\$ 750.00	Signature Waste Contract; SC pool
90-9070-00	Internet	\$ 4,500.00	\$ 6,500.00	Spectrum
Expense Accounts Total		\$ 1,252,915.00	\$ 1,295,826.00	
Operating Accounts Net		\$ 0.00	\$ -	
Reserve Accounts				
Income Accounts				
Income				
40-4045-01	Assessments To Reserves - NC	\$ 131,112.04	\$ 120,000.00	
40-4066-01	Capital Contribution - SC	\$ 15,972.00	\$ -	SC only
40-4161-01	Interest Income - RES/CC	\$ -	\$ -	
40-4163-01	Interest Income - investment(s)	\$ -	\$ -	
Income Accounts Total		\$ 147,084.04	\$ 120,000.00	
Expense Accounts				
Building & Grounds				
60-6044-01	Reserve - Capital Improvement	\$ -	\$ -	
60-6045-01	Reserve - Reserve Study	\$ -	\$ -	
60-7031-01	Landscape - Irrigation System Replacement	\$ 60,000.00	\$ -	
Community Amenities				
80-8240-01	Reserve - Fixed Assets Repair and Replacement	\$ -	\$ -	
80-8503-01	Clubhouse - Exercise Equip	\$ 12,855.00	\$ -	
Expense Accounts Total		\$ 72,855.00	\$ -	
Reserve Accounts Net		\$ 74,229.04	\$ 120,000.00	



McCullough Neighborhood Association, Inc. 2025 Annual Meeting Calendar

Tuesday, September 16th at 6pm: New Board Member Roles & Responsibilities Workshop

Interested in becoming a Board Member? If so, the Board is hosting an informal workshop to cover what it means to serve on the Board of Directors including obligations as a non-profit, the covenants, time commitment, fiduciary responsibility, and more!

This will be in-person, at the Clubhouse (12030 Miller Glen Ct.) at 6pm.

Wednesday, September 17th – Thursday, October 9th: Call for Candidates

Interested candidates, please complete the Board Nomination Form electronically to be added to the ballot. This link will be sent in a separate communication.

Thursday, October 9th at 6pm: Annual Membership & Budget Ratification Meeting

This meeting will be held virtually on the Zoom platform. Details will be provided as the date approaches.

The purpose of the meeting is to provide community updates, elect members to the Board of Directors, review the 2025 financial position, and ratify the 2026 budget. Because owners can nominate from the floor during the meeting, the ballot will be sent electronically *after* an opportunity for meeting the candidates.

Thursday, October 16th at 6pm: Meet the Candidates

Meet the candidates in-person at the Clubhouse located at 12030 Miller Glen *before* voting begins. This is your opportunity to get to know candidates prior to ballots being distributed.

Friday, October 17th: Ballots Sent to Membership

Owners will receive an email with instructions for voting. You will be voting for approval of the 2024 annual meeting minutes, three Board positions, and ratification of the 2026 budget. Each lot is allowed one ballot.

Friday, October 17th – Monday, November 3rd at 5pm: Voting is open

Voting is live!

Tuesday, November 4th: Voting Results Shared

The results will be announced via eblast.

Thursday, November 13th at 6pm: First Board of Directors Meeting

The first Board of Directors meeting for the *new* Board. At this meeting, the five Board members will elect their officers' positions (President, Vice President, Secretary, Treasurer, etc.). An additional eblast with this information will be sent to owners. This meeting is not open to the public.