



NEWBURY VILLAGE ASSOCIATION, INC.

SPECIAL UNIT OWNERS MEETING

MARCH 11, 2021

February 26, 2021

Dear Newbury Village Owners,

Please be advised that a Special Meeting has been scheduled for **Thursday, March 11, 2021 at 6:30 PM via Zoom.**

The purpose of the meeting will be to report the vote on the Special Assessment to be levied only on Coach Home owners for the upgrade of adding common area generators. Coach Home owners have recommended this installation by a poll giving guidance to the NV Board of Directors. However, under rules of the Association and State Statutes, each Association member, that is each Town Home and Coach Home unit, is eligible to vote—one vote per unit.

Voting will be by ballot identifying your name and address of your unit. Only one vote will count per unit. If there are two opposing votes from the same unit, the ballots will be discarded. Send the ballot to Scalzo Property Management by fax (203) 790-9390, or email to rdelavega@scalzoproperty.com or mail the ballot to Scalzo Property Management, 2 Stony Hill Road, Suite 201, Bethel, CT 06801. **The ballots must be received by 3PM March 11**, but please send it in immediately.

A quorum is required for this vote, that is 20% of all Association members to be present or have voted. The measure passes with more than 50% of ballots cast voting Yes. A majority voting No means the generators will not be installed. We look forward to your participation. Details are online at <https://newburyvillage.com/generator> Questions? Feel free to call any Board Member.

Sincerely,

Board of Directors

Board of Directors

Newbury Village Association, Inc.

Scalzo Property Management
2 Stony Hill Road, Suite 201
Bethel, CT 06801
Phone 203-790-9390 ~ Fax 203-790-9390