

# Deer Run Owners' Association, Inc.

June 26, 2023

Dear Homeowner(s):

The Board of Directors respectfully requests your attendance at the 2023 Annual Meeting of the Deer Run Owners' Association on Tuesday, July 25, 2023, at 6:00 p.m. at American Legion Hall, 5700 Kentshire Drive, Kettering Ohio 45440. The purpose of the meeting is to elect members of the Association to serve on the Board of Directors. Kaman & Cusimano, the Legal Firm that represents the Association will be present at the meeting.

A Board of seven (7) Directors, who are members of the Association, manages the affairs of the association. Please consider your participation by serving your condominium community association as a Board Member. A form is enclosed for your convenience in submitting a brief written resume stating your interest. Once you have completed the form, return to Towne Properties. Nominations for the Board election will also be open from the floor at this meeting.

## SOME OF THE RESPONSIBILITIES OF THE BOARD OF DIRECTORS INCLUDE:

- Establishing the policies and regulations that govern the Association
- Supervise and prescribe the duties of the Managing Agent
- Approve the operating budget
- Set the amount of the monthly assessments (association dues)
- Enforce architectural control
- Maintain the common areas and structures

If you are unable to attend the meeting, enclosed with this notice you will find a proxy. Please complete the proxy and give it to an attending neighbor, Board Member, or send it to Towne Properties. Proxies must be received by the day of the meeting. A quorum of 99 homeowners (either in present or by proxy) is required in order to conduct business.

The Annual Meeting is for Owners of Record only. Land Contracts and Lessors are not permitted to vote without representation via an assigned proxy from an eligible Owner of Record.

Thank you,

Carlene McCullough  
Association Manager  
On behalf of the Board of Directors

**Deer Run Owners' Association, Inc**  
**2023 Annual Meeting of the Membership**  
**Proxy**

The undersigned member(s) of the Deer Run Owners' Association, Inc. (The Association), hereby revokes any proxies and constitutes and appoints \_\_\_\_\_ the proxy of the undersigned, with full power of substitution and re-substitution, to represent, vote, execute consents, and otherwise act for me in the same manner and with the same effect as if I were personally present at the 2023 Annual Meeting of the Membership of the Deer Run Owners' Association, Inc. of all the votes which the undersigned is entitled to cast at the Annual Meeting, or any adjournment thereof.

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

*The designated appointee may bring this Proxy with them to the meeting. If no one is appointed as your Proxy, this Proxy will be deemed assigned to the Board of Directors of the Association. You may also remit your Proxy no later than July 18, 2023, by any of the following methods:*

- (1) *Mail to Towne Properties at:*  
6540 Centerville Business Parkway  
Centerville, OH 45459
- (2) *Fax to Towne Properties at:*  
937-222-2552
- (3) *Email scanned copy to [CarleneMcCullough@TowneProperties.com](mailto:CarleneMcCullough@TowneProperties.com)*

