

Bacon Hill Homeowners' Association
P.O. Box 256
Skaneateles, NY 13152

April 30, 2025

Greetings Bacon Hill Homeowners' Association Members:

You are invited to join the Annual Meeting of the BHHA Association on June 3 at 7pm. The meeting will be held on Zoom. You can find the Zoom link below, as well as on the Bacon Hill website in the private members area. If you cannot make the meeting, there is a proxy form attached to this document which you can use to direct your vote to another member who is in attendance.

You are also invited to the Annual Picnic at our beachfront area on July 20 at 1pm. Bring a dish to pass and your preferred beverage. The Association will provide burgers and hotdogs.

To help you prepare for the upcoming Annual Meeting, below are several items that your Board of Directors have been working on:

1. Revisions to the controlling documents of our Association. The revisions are necessary because quite a bit of the language in our initial offering plan, which contained the Declaration and Covenants that govern the Association, is out of date. Those documents are in the final review stages and will be ready for approval this year. It has been a more significant job that we initially envisioned, and fortunately, we have a good partner in the Walsh and Walsh, LLC law firm.
2. Creation of a Mooring Policy that governs the management of our mooring fields.
3. Affirmation of our Architectural Guidelines which enables us to work in concert with the Town of Spafford Zoning Law and Building Codes.
4. Limited trials of different approaches to stabilize our roads and reduce long term costs to maintain them.

Committee reports that summarize this work will be reviewed at the Annual Meeting.

Please note: the annual dues increased this year to accommodate rising costs of insurance, road maintenance, legal expenses, and the impact of increasingly heavy storms. Your Board of Directors has worked to hold costs in check, while responding to requests to make improvements in our common spaces.

Note from the Board Secretary: If your email contact has changed, please notify the Secretary at bhha2012@gmail.com. The mooring policy and the architectural guidelines are available on our website www.baconhill.org.

The Board will also be revising the work hours policy, and this will be online when completed. In the interim, if you would like to provide work hours for credit toward annual dues, please inform the specific committee chair person **prior to doing the work**. (The contact information for committee chairs is on the website).

We hope you will make every effort to attend/participate in the events planned for this year.

Warm regards,

The Bacon Hill Homeowners Association Board of Directors

Please visit the website for a live link to the Zoom meeting or type the following characters into your browser url area:

<https://us02web.zoom.us/j/4551879707?pwd=5LZvHBNdgIyWjSX0ue82CY0HPaAe1o.1&omn=83133435195>

Please visit the website for a live link to the Zoom meeting or type the following characters into your browser url area:

**Bacon Hill Homeowners' Association
P.O. Box 256
Skaneateles, NY 13152**

Notice to Members: If you cannot attend the 2025 Annual BHHA Stockholders' Meeting, would still like to offer input or volunteer for a committee assignment, please do so in the space provided or by letter and forward to Terry Foor-Pessin at bhha2012@gmail.com or to Chris Sedlack C/O BHHA, P.O. Box 256, Skaneateles, NY.

Proxy

I cannot attend the May 18, 2025 Bacon Hill Homeowners' Annual Stockholders' Meeting. By order of the signature on this document, I hereby authorize

_____ to execute my vote on my behalf at this meeting.
(Name of BHHA Member to vote your Proxy)

Signature

Date

BHHA Member Name Printed or Typed

Unassigned proxies will be equally distributed among board members. Some votes require a simple majority of those present. Others votes have specific requirements (e.g., 2/3majority) as described in your BHHA Offering Plan document. Decisions made at Association meetings are binding on all members.