



NOTICE OF 2025 ANNUAL MEETING EQUESTRIAN WOODS MAINTENANCE ASSOCIATION

1. **NOTICE OF ANNUAL MEETING** - Notice is hereby given that the Annual Meeting of the Equestrian Woods Maintenance Association will be held on Tuesday, November 11, 2025 at 7:00 P.M., at Southland Christian Church, Harrodsburg Road, Building A, in the Wayne B. Smith Chapel, Nicholasville, Kentucky, to transact certain business as designated hereinafter pursuant to the articles and by-laws of Equestrian Woods Maintenance Association, to elect Directors for the 2026/2027 calendar years, and to present the proposed 2026 budget (copy enclosed).
2. **ELECTION OF DIRECTORS** - At the annual meeting, three (3) directors will be elected for a 2-year term. Three incumbent members are on the ballot and no other nominations were received. Any Association member who wishes to run for a position on the Board or wishes to nominate another member (with their permission), may do so at the meeting or via the enclosed ballot. You must be current with your assessments & fees to be eligible.
3. **By-Laws** – The **EWMA 25** project proposed amendments to the Standards of Appearance and Use will be discussed and Ballots will be available and accepted at the meeting.
4. **PROXY TO VOTE AT MEETING** - A proxy should be completed by each household of the Association and returned to Equestrian Woods Maintenance Association c/o Anita Rudy, 104 Thoroughbred Ln. Nicholasville, KY 40356. As required by the By-Laws of the Association, there must be a majority of owners represented at the annual meeting, either in person or by proxy. To help us determine if we will have a quorum, **PLEASE RETURN YOUR PROXY WHETHER OR NOT YOU PLAN TO ATTEND THE MEETING.** You may return the proxy/ballot in one of three ways: 1. Mail the signed proxy/ballot in the enclosed self-addressed envelope; 2. Email a copy/scan of signed form to equestrianwoods@gmail.com; 3. Access the form on the neighborhood website below, sign and return. If you attend in person, your returned proxy will become null and void.
5. **AGENDA AT THE MEETING** - The following shall constitute the agenda to be followed at the meeting: (A) Roll Call, (B) Proof of Notice of Meeting, (C) Minutes of Last Meeting, (D) Reports of Officers and Committees, (E) Election of Inspectors of Elections, (F) Election of Board Members, (G) Unfinished Business, (H) New Business , (I) 2025/26 Budget, (J) Proposed Bylaws, (K) Adjournment.
6. Please note that the Board has proposed that the Annual Dues be reduced to \$750.00 for 2026.

**This Notice & the Proxy can be found on the EW Neighborhood Homepage:
<https://www.equestrianwoodsneighborhood.com/>**

(Proposed 2026 Budget on back of this page, Meeting Agenda enclosed)

All pages are printed on front and back. Please read all pages.

EWMA Financial Report 2025/26	2025 Financials			2026 Financials	
	2025 BUDGET	2025 ACTUALS	Difference 2025 ACTUALS vs BUDGET	Proposed 2026 BUDGET	Difference 26 BUD vs 25 BUD
INCOME					
Assessments, Annual Dues	\$ 97,790	\$ 97,790	\$ -	\$ 95,250	\$ (2,540)
Assessments, Increase for Fence	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income /CD Interest - 5/3 Bank	\$ -	\$ 0.44	\$ 0.44	\$ -	\$ -
Interest Income /CD Interest - UKFCU	\$ 1,300	\$ 2,944	\$ 1,644	\$ 2,000	\$ 700
Late Fee Income / Other	\$ -	\$ 77	\$ 77	\$ -	\$ -
Horse Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 99,090	\$ 100,812	\$ 1,722	\$ 97,250	\$ (1,840)
ADMINISTRATIVE EXPENSES					
Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Tax Preparation	\$ 795	\$ 800	\$ (5)	\$ 815	\$ 20
Signage	\$ 313	\$ -	\$ 313	\$ 313	\$ -
Legal Fees	\$ 250	\$ -	\$ 250	\$ 250	\$ -
Printing & Office Supplies	\$ 378	\$ 201	\$ 178	\$ 378	\$ -
Postage & Delivery	\$ 408	\$ 543	\$ (134)	\$ 408	\$ -
Association Events	\$ -	\$ -	\$ -	\$ -	\$ -
Banking Fees	\$ 100	\$ 510	\$ (410)	\$ 100	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Administrative Expenses	\$ 2,244	\$ 2,053	\$ 191	\$ 2,264	\$ 20
MAINTENANCE EXPENSES					
Contracted Grounds	\$ 24,000	\$ 17,458	\$ 6,542	\$ 24,000	\$ -
Fence Repairs & Maintenance	\$ 30,000	\$ 15,814	\$ 14,187	\$ 30,000	\$ -
Trees / Islands/ Spring Mulch	\$ 12,000	\$ 38,360	\$ (26,360)	\$ 12,000	\$ -
Entrance Upkeep / KY Pro Turf	\$ 5,000	\$ 2,524	\$ 2,476	\$ 4,500	\$ (500)
Uncontracted Grounds Upkeep	\$ 10,000	\$ 5,406	\$ 4,594	\$ 12,000	\$ 2,000
Total Maintenance Expenses	\$ 81,000	\$ 79,562	\$ 1,438	\$ 82,500	\$ 1,500
TAXES & INSURANCE					
Insurance HOA Board	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ (2,000)
Insurance	\$ 4,000	\$ 4,670	\$ (670)	\$ 4,900	\$ 900
Licenses and Permits	\$ 15	\$ -	\$ 15	\$ 15	\$ -
Taxes - US, KY, Jessamine, Nicholasville	\$ 368	\$ 3,145	\$ (2,777)	\$ 2,000	\$ 1,632
Taxes - Real Estate	\$ 4,466	\$ 4,014	\$ 453	\$ 4,000	\$ (466)
Total Taxes & Insurance	\$ 10,849	\$ 11,828	\$ (979)	\$ 10,915	\$ 66
UTILITIES					
Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 800	\$ 774	\$ 26	\$ 800	\$ -
Water	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 800	\$ 774	\$ 26	\$ 800	\$ -
Total Expenses	\$ 94,894	\$ 94,217	\$ 676	\$ 96,479	\$ 1,586
Net (Rev - Expenses)	\$ 4,196	\$ 6,594	\$ 2,398	\$ 771	\$ (3,426)