

Welcome to Governors Village

Six Neighborhoods – One Community

Welcome! The purpose of this letter is to give you an overview of your community and your homeowners association. We will also point you to sources for more information about the topics covered and the primary communications vehicles used by the community.

As a homeowner you are now a member of the Governors Village Property Owners Association (POA). A property owners association is an organization established to govern a private community. It is governed by a board of directors elected by its members and a set of rules called by-laws. The mission of our POA is: “The Property Owners Association, through the oversight and authority of its board, is responsible for beautifying common areas, providing community activities and amenities, the design and enforcement of protective covenants and, as a result of these activities, protecting property values.”

The Townes also has a separate board that addresses such things as additional covenants and townhome maintenance.

The Neighborhoods

The six neighborhoods of our community are:

- *Governors Village* – 100 homes – cottage-style to multi-level homes with white picket fences – Fountain Park and a playground are located here
- *Governors Park* – 144 homes – Meadow Park, community pool, tennis, basketball and volleyball courts and a playground are located here
- *Governors Forest* – 51 homes – on larger lots
- *Governors Lake* – 49 homes – next to the lake
- *The Townes of Governors Village* – 160 townhomes – bordering the Village and Lake – Loop Park is located here
- *Camden Governors Village Apartments* – 240 units – with own separate management and amenities

The Boards

- *The POA Board:* The board has nine volunteer members elected by the community. Each neighborhood has one director seat, and there are three at-large directors who can be from any of the neighborhoods. The design is that three seats come up for election every year.
- *The Townes Board:* The Townes board has five volunteer members elected by the Townes homeowners.
- *The Architectural Review Board (ARB):* The ARB has seven volunteer members elected by the POA board. Exterior changes, including the addition of fences and play sets, require prior approval by the ARB.

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The Committees

Each standing committee is made up of volunteers and has a committee chair. The committees are:

- *Grounds* – works to maintain and improve landscaping of the common areas
- *Recreation* – oversees neighborhood amenities such as community pool, tennis, basketball and volleyball courts, and playgrounds
- *Communication* – maintains and publishes information on the Governors Village website
- *Social* – sponsors major social activities for homeowners
- *Safety* – works to make the community a safe place to live and play

Community Management Company

Our management company, Towne Properties, is hired by our community to provide operational, financial and overall assistance to the POA and the POA Board. Contact them to report problems in the community or to ask any questions you have.

- Alina Cochran, Community Manager, 919-878-8787 x7204 or 984-220-8659, AlinaCochran@towneproperties.com
- Melissa Evers, Community Service Administrator, 919-878-8787 x7244 or 984-220-8699, MelissaEvers@TowneProperties.com
- Erica LeMay, Financial Manager, 919-878-8787 x7221 or 984.220.8676, EricaLeMay@TowneProperties.com
- Towne Properties **After Hours Emergencies**, 919-878-8787 x3

Community Communications Vehicles

- *The Governors Village Community website* (governorsvillage.org) is your website which provides open access (no passwords or sign-ins) and a wealth of information about the community including governing documents, historic information, current goings on and just interesting stuff. Visit governorsvillage.org/welcome to get started.
- *The Community Email Server*; GovernorsVillage@groups.io, maintained by a community volunteer, is a great way to communicate with your neighbors. To subscribe, (1) send an email to: Governors-Village+owner@groups.io and, to keep out spammers, include your name, email, street address and phone number in the message; (2) send an email to: GovernorsVillage+subscribe@groups.io. You will receive a confirmation request and must respond to be subscribed.
- *The Towne Properties Governors Village website* (<https://www.governorsvillagepoa.com>) allows homeowners to: self-register to obtain login information to the secure area, pay association fees by e-check or credit card, access account transaction history in real-time, create and view architectural requests, view your homeowner violations, and access private association documents.

Governors Village POA Covenant

A summary of the more commonly encountered “Use Restrictions “ under Article 11 of the Governors Village Covenants and the full text of Article 11 can be found on the Governors Village website.