



July 9, 2025

2025 ANNUAL MEETING SECOND NOTICE

Dear Homeowner(s),

As provided in the Reserve at New Britain Community Association By-Laws, notice is hereby given that the 2025 Annual Meeting will be held as follows:

Date: Tuesday, July 22, 2025
Time: 7:00 PM – 8:00 PM
Place: Virtual through Zoom

<https://us02web.zoom.us/j/3246266103?omn=83071127805>
Meeting ID: 324 626 6103

The purpose of this meeting is to announce the election of two (2) homeowners, one from single-family homes and one from townhomes, to serve a three-year term on the Executive Board of Directors, and to conduct Association business as required by the governing documents.

There is only one candidate for the single-family seat, Mitesh Verma, who is currently on the Board. He will be elected by a vote of acclamation.

Please note that there are two (2) candidates running for the one (1) townhome position. One candidate, Bill Hooker, is an incumbent running for reelection. Each home (townhome and single-family) will have a single vote to choose between the two candidates.

Enclosed is an Absentee Ballot to be used to cast your vote. Please make sure to vote as a quorum is required to hold the annual meeting.

Please return your Absentee Ballot to the address listed below, by Tuesday, July 22, 2025 at 4:00pm.

If you have any questions regarding the Annual Meeting, please contact our Property Manager, Nick Angelini, at n.angelini@cpm975.com.

Sincerely,

Board of Directors
RESERVE AT NEW BRITAIN COMMUNITY ASSOCIATION

Enclosure

975 Easton Road • Suite 102 • Warrington, PA • 18976 • 215.343.1550

OFFICIAL ABSENTEE BALLOT

There is one (1) townhome seat available on the Board of Directors; therefore, each unit has one vote. Indicate your vote by placing an "X" next to the candidate of your choice.

CANDIDATE STATEMENTS - TOWNHOMES

(in alphabetical order)

Bill Hooker – 367 Village Way – "Incumbent HOA Board Member & President."

Victoria Reshetnyak – 336 Village Way – "As a long-time resident, I deeply care about the well-being and future of our community. I'd like to serve on the Board to help ensure thoughtful decision-making and contribute to maintaining a safe, welcoming, and well-managed neighborhood for all residents."

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ABSENTEE BALLOT

If I/we specify and mark my/our vote, this shall constitute my/our absentee ballot.

Address	Signature of Owner	Date
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Address	Signature of Owner	Date
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If there is more than one individual who owns the unit, then all individuals owning the unit must sign this ballot, e.g., husband and wife, mother and daughter, sister, and brother, etc.

Please complete and return your ballot, no later than 4:00 PM, July 22, 2025 to:

RESERVE AT NEW BRITAIN COMMUNITY ASSOCIATION
975 Easton Road, Suite 102
Warrington, PA 18976
OR
Fax: 215-491-5620
OR
Email to n.angelini@cpm975.com