



December 29th, 2025

Dear Homeowners,

We are writing to inform you of an upcoming change in property management for our association.

Sadly, our previous property manager Vida Burns with VB Business Service passed away after a brief illness. We are grateful for the service they provided to the Association, and our thoughts are with their family during this time.

To ensure continuity of operations and support for our community, the Board has appointed Towne Properties as the Association's new property manager, effective January 1, 2026.

What this means for homeowners:

- Day-to-day concerns that affect the association will be handled by Towne Properties
- Payment instructions, maintenance requests, and general inquiries will be directed to the new management team however homeowners may always reach out to the Board directly with concerns
- ***Towne Properties is currently working with the Board of Directors with the transition of community records and will be sending an introduction letter, along with updated contact information and account payment instructions to all residents. Please hold off on paying your annual HOA fees until you receive this information***

During this transition, the Board will be working closely with the new management company to ensure a smooth handoff and minimal disruption to the Association. As always homeowners are encouraged to reach out to the City of Columbus 311 office with city code related concerns. More information can be found at: <https://www.columbus.gov/311-Customer-Service-Center>

We appreciate your patience and understanding during this period of change. please contact the Board directly via email to Board@ThornappleAssociation.org with any questions.

Thank you for your continued cooperation and support of our community.

Sincerely,

2025 Village at Thornapple Board of Directors



**The Village at Thornapple Homeowners' Association
2026 Notice of Annual Meeting**

Dear Village at Thornapple Association members,

The Annual meeting will be held:

DATE: Saturday, February 7th, 2026

TIME: 2:00 PM-4:00 PM

LOCATION:

Prairie Township Community Center
5955 West Broad Street
Galloway, OH 43119

The primary purpose of the Annual meeting is to elect Board members. We encourage you to become involved! If you are interested in becoming a Board member please complete the attached form or visit the Association Website, www.thornappleassociation.org, to obtain and submit the forms.

Completed forms should be returned to:

Towne Properties
C/O The Village at Thornapple Annual Meeting
777-A DEARBORNE PARK LANE
COLUMBUS, OH 43085

If you are unable to attend the meeting but would like to vote for the open Directors' positions, please complete the enclosed Proxy Form. You may send the completed Proxy Form to the meeting along with your designated representative or mail to our management company.

Please join us at the Annual Meeting!

Thank you,
2025 VAT Board of Directors
Board@ThornappleAssociation.org



**The Village at Thornapple Homeowners' Association
Board of Directors Nomination Form**

Job Description: The role and function of the Board of Directors is to manage the business of the Association as defined: financial management, property maintenance, and document enforcement. Please review The Village at Thornapple Homeowners' Association Community Handbook, 7 Edition, Code of Regulations, Pages 3-11.

Nominee Information	
Please print clearly.	
Name	
Address	
Phone Number	
Email	

Nominee Experience
Please describe your financial, legal, and/or management expertise and how those skills may be applied as a Board Director. Please print clearly.

Please note: Board Members elected via a Nomination Form are still required to complete the formal Board Member application as well as the Board of Directors Code of Conduct and Board of Directors Responsibilities Forms if elected. These forms can be accessed via the association website or provided upon request or at the Annual Meeting.

Nominee Signature: _____ Date: _____



Annual Homeowners' Meeting Proxy Form

I, the undersigned homeowner, do hereby constitute and appoint _____
(if left blank, the Board President will act as designated representative) for me and in my name,
place, and stead, to vote my proxy at The Village at Thornapple Annual Homeowners' Meeting to
be held on _____ and at any adjournment thereof, according to the
number of votes I now or may be entitled to cast in voting for Directors of the Association, and in
the transaction of such other business as may come before the meeting.

This proxy shall expire at the adjournment of said Annual Meeting, or any adjournment thereof.

Homeowner's Name (Please Print) _____

Address _____

Homeowner's Signature _____ Date _____

**Your completed and signed Proxy, Nomination, Board Director Code of Conduct, and Board
Director Responsibilities Forms must be postmarked no later than January 15th, 2026.**

Please mail to:

Towne Properties
C/O The Village at Thornapple Annual Meeting
777-A DEARBORNE PARK LANE
COLUMBUS, OH 43085