

**Candidates for Board of Directors
2012 Annual Membership and Board Election Meeting**

Disclaimer: Candidates are listed in alphabetical order by last name. The Candidate, not the Association, is responsible for the content of the Candidate's statement.

Name: Sue Dolin (incumbent) **Employer:** Keller Williams **Occupation:** Realtor, business owner, MBA

A. Goals and Objectives for the Board of Directors:

- (1) Ensure dues do not increase; (2) Promote projects & policies that increase home values and safety.

We already have the resources to manage the association, including contracted legal counsel that specializes in associations. What is needed now are more "working" board members, like myself, not just policy setters. Each board member needs to take one of the top three budget items and re-negotiate the service and price, set accountability measurements to ensure performance: then report performance at each board meeting. The top three budget items are Patrol, property management and landscaping/water – amounting to \$931,000 annually.

- B. Community Association Experience:** I have served on the Board for the past six years. Dues have not increased except as voted by the community for the gate houses. I wrote RFP's to replace the management, the landscape, and the patrol companies – resulting in significant savings and better service and dues delinquencies dropping from 20% to 5%. We also got a full-time on site manager for no increased cost. I enlisted the help of the City, Elsinore Water & Environmental Concepts to develop an irrigation plan that has saved thousands of dollars. I included terms in the landscape RFP that saved well over \$100,000 in "extras" previously charged. I devoted 100+ hours to get the manned gates approved, working with several great volunteers who also want to make a difference in our community.

- C. Civic Organization and Positions Held:** Founder & Board president of a non-profit to revitalize a city. Commendation by Governor for results.

- D. Please state why you should be elected to the Board of Directors:** Love our community & have the expertise to improve it.

Name: Robert Famularo (incumbent) **Employer:** Self **Occupation:** Lawyer

A. Goals and Objectives for the Board of Directors:

1. Secure Community from outside intruders and internal threats.
2. Community to vote for either speed humps or police presence Re: Traffic
3. Uncap or redrill wells to be available in the event of major disaster.
4. Purchase certain parcels of adjoining land for community use.

B. Community Association Experience:

4 years on Greer Ranch Board. Real Estate and Civil Attorney for 32+ years.

C. Civic Organization and Positions Held:

Cal. State Bar 32+ yrs.; LA and Orange County Bar Assocs.; Long Beach Bar Assoc.; Admitted to State & Federal Courts, including US Supreme Court; Secretary; Women; Lawyers of Long Beach; Judge Pro Tem, LA County.

D. Please state why you should be elected to the Board of Directors:

Board needs and should have a Lawyer as a Member at all times. Legal question frequently arise which need quick response.

Name: Dennis Golden **Employer:** Self **Occupation:** Construction Consultant

I am a business owner with an extensive construction background. I am familiar with budget, planning and cost value issues. I have managed departments and divisions of a framing/truss provider whose service spans three states. This community has reached the age where maintenance is going to be the key to either a first class community or the last place you would want to live. I understand OUR maintenance issues and priorities. Greer Ranch is in need of better representation. Greer Ranch is a beautiful, safe and energetic community. There are many residents willing to contribute wonderful events and programs to the Greer Ranch Community. Some residents have tried, but find the current atmosphere limiting.

Current Board members have a documented history of failed design, policy and procedures that have created an adverse consequence for the residents. Reoccurring costs have tripled and make no allowance for future amenities or concessions in the budget. We will all bear the cost of this mismanagement. We cannot sustain further costs attributed to their tunnel vision.

Greer Ranch was a festive community of engaged family activity. It was showcased frequently by the tents and tables set for family and friends to be enjoyed at Evert's Place. Our community needs to be one where those willing to participate, can, and those wanting a private presence will not be intruded upon. We need to reclaim our choice and reject unnecessary restrictions. The direction and atmosphere in Greer Ranch is all of our responsibility. **You must vote to effect change.** Thank you for your vote!

Name: Jonathan Ingram **Employer:** Retired **Occupation:** Storage & Income Property

A. Goals and Objectives for the Board of Directors:

I will make conscientious efforts and decisions that are driven by a commitment to make a real difference in our community that we maintain financial security and independence as a association, and that our community will remain safe, that our monthly association due's remain affordable.

B. Community Association Experience:

As a Board appointed liaison. I completed the East gate and resolved outstanding issue's with the city of Murrieta, Broke ground on the West Gate and completed it in 46 days and were completed within budget as agreed on by the Association. I am also the Board appointed director of Patrol & Safety and have a hands on working knowledge of our computers, gatekey systems, the ability to perform repairs when needed to our equipment on an emergency bases.

C. Civic Organization and Positions Held:

D. Please state why you should be elected to the Board of Directors:

I would be happy to serve our community. It would be my privilege to help make Greer Ranch a better place to live for our family's and together with the Board of Directors and the Homeowners to address the most pressing issues that affect our Home values and the quality of life in our community. To help facilitate and insure that all Homeowners are invited to participate! I believe that my background in property management and construction will be an asset to our Association.

Name: Sean Motlagh

Employer: Self

Occupation: Dog Trainer

- A. Goals and Objectives for the Board of Directors:** My goal is to be involved in my neighborhood, encourage communication between the association and the homeowners, provide solutions that will increase property values while making Greer Ranch a fun, safe, peaceful place to live for its residents. I plan to raise a family in this neighborhood and believe that investment in our community now will only continue to make Greer Ranch one of the most sought-after communities in the area.
- B. Community Association Experience:** While I have not held a board position before, I was an active participant in my last HOA where I lived. My background in civil engineering allowed me to make cost-saving recommendations that benefitted all residents. Now that we have put down roots, I would like to use my knowledge and expertise to benefit our neighborhood.
- C. Civic Organization and Positions Held:** We have recently relocated back to this area and I am establishing relationships with civic organizations. I presently volunteer with a dog rescue group and will be joining the local Mason lodge in the near future.
- D. Please state why you should be elected to the Board of Directors:** My past experience with vendors and municipalities allows me a unique inside perspective that can benefit our neighborhood. My hope is to help save the association money, while continuing to provide high caliber amenities and offerings to the homeowners. When I relocated, Greer Ranch was the only option for us because we were able to see the care and concern that was put into maintaining the neighborhood and would like to serve my neighbors and continue to maintain the aspects of our neighborhood that made me want to move here. As well I would also like to always be evaluating new ideas to make sure that we're doing what is best for the neighborhood at all times.

Name: Jennifer Rothwell-Reese

Employer: Pennsylvania Coatings

Occupation: CEO

Greer Ranch can be beautiful, and safe, yet- still afford homeowners the flexibility, and understanding we deserve.

When elected to the HOA Board, I will fight to make sure that the manned gates do not continue to decrease our quality of life within Greer Ranch. Greer Ranch is not a military base, and our risk is not one of national security. We can have balance, but we must have someone on the board willing to speak up and say what is on many of our minds!

I will represent my neighbors as my peers, with the utmost care. As homeowners, our experience with the HOA board should not feel like "us versus them." When I am on the board, you can be sure that I will represent your best interest, not my own agenda. Homeowners of Greer Ranch do not deserve to be policed, our homes under the constant scrutiny of an employee- that WE pay. Our money is NOT best spent sending letters about trashcans and occasional brown spots on our lawns.

It is time for a change here in Greer Ranch...It starts with a VOTE. Not voting will change nothing... so please vote. Thank you!

My qualifications: Greer Ranch Resident since May 2003. Presently, a CEO with strong accounting skills. 1999-2005 a registered CSLB security company agent. Committee chair for local non profit. Caring neighbor.

Name: Kenneth Williams **Employer:** Angio Score **Occupation:** Medical/Corp Sales

A. Goals and Objectives for the Board of Directors:

- Provide transparent communication to each home owner/association member through multiple media avenues to embrace community involvements.
- Empower the community's voice to be heard in open session with objectivity and not subjective to the views of the HOA Board of Directors.
- Provide "hands-on-approach" running Greer Ranch

B. Community Association Experience:

- Previously on the Greer Ranch HOA Board.

C. Civic Organization and Positions Held:

- I previously served on a management team of a major medical device company.

D. Please state why you should be elected to the Board of Directors:

1. Are you satisfied with the Design of the two Guard Gates and length of time to complete the project?
 2. Are you satisfied with the Guard Gate project being 100% over budget from the originally voted on approval?
 3. Are you satisfied with the Board appointing Jonathan Ingram as the Community Patrol/Safety Director without first notifying the Association Members?
 - A. Don't get me wrong, Mr. Ingram was a life-line in completing the Guard Gate project, savings thousands from the builder in record timing. He works endless hours getting our community safe by his direction and experience. Why is Mr. Ingram performing this responsibility of the HOA Board?
 4. Are you satisfied with the enforcement of the Rules and Regulation at the direction of the Board by Avalon Management?
 5. Do you feel you have a community voice, or are all the decision and financial ramifications made by the same Board Members year after year?
- **If you answer NO to any one of the question, then vote for ME.**
 - **If you answer yes then vote for the incumbents.**