

Honestly, can we afford such “integrity”???

- During Ms. O’Beirne’s 9 years on the Board of Trustees, our maintenance fees went up 71%, from **\$113 a month to \$194 a month!!** The bulk of that **enormous increase** was during her 4 years as board President, with some of the budget discussions held in **closed, executive sessions**. Ms. O’Beirne voted for most, if not all, of those increases as board President.
Don’t count on Joanne O’Beirne or Cindy Bitowf for any fee decreases!!
- Ms. O’Beirne, and Ms. Bitowf as well it seems, live in a **fantasy world** of trusted professionals and contractors that will always do their job properly and with no oversight. Supervising or following up on a contractor is immediately deemed “micro-management”. We call it “smart-management”. This attitude prevailed on the former board and is one of the main reasons we have paid way too much for the sub-standard service over the last several years. **Their fantasy – your money!!**
- Ms. O’Beirne seems to believe that it is the duty of a board member, and the duty of the board as a whole, to **loyally follow** the management company’s recommended and often inflated maintenance fee proposals, and doing otherwise would be a “breach of fiduciary duty”.
- Ms. Bitowf and her immediate neighbor, **Mr. Ralph (Steven) Bullock** (the “we” in their flyer), are caught up in a **personal and emotional** over-reaction to Mr. Machyowsky’s proposal to replace our current maintenance contractor with our own maintenance staff, create a maintenance supervisor position, and his recommendation of board President Kevin Wine for that position. They are trying to pull us in to the dispute, and even go as far (and low?) as to question our honesty and integrity. In general, this raises **serious concerns** as to Ms. Bitowf’s ability to objectively and rationally debate issues.
- The Association sets aside \$203,000 every year for the “capital replacement fund”, to cover repairs to the roofing, siding, gutters, walkways, roads, etc. **The fund earns interest – around \$80,000 a year** – all of which remains in the fund. Therefore, we could reduce the yearly contribution to \$123,000 and still in effect be adding the recommended \$203,000 a year to the fund. The status of any prior loans from the fund (incurred incidentally by prior boards on which Ms. O’Beirne served) is a separate issue. For Mr. Bullock to allege that “a reduced capital reserve contribution” from our operating budget is completely false shows “we” does not know what he is talking about.
- **Mr. Nazir has been instrumental in many accomplishments** over his term – the change in property manager, attorney, landscaping contractor, irrigation contractor, snow removal contractor, and pool contractor, the conclusion of the “back-room” board meetings, the increase in information flow, the WEB site, the reactivation of the committees, the picnic, the pool party, the new rules and regs, the 2006 fee decrease, and the 2007 fee stability. To suggest otherwise is an insult, and Mr. Bullock’s allegation that Mr. Nazir will not support the fee decrease he is promising is particularly offensive.

Ms. O’Beirne and Ms. Bitowf are correct in stating that **we support Mr. Wine and Mr. Machyowsky** in their on-going efforts to improve Society Hill and reduce costs through “hands-on” board oversight and a lot of hard work. **This election is critical.** We must move forward, not backwards! Without the work of Mr. Wine and Mr. Machyowsky, **we would still be back!** The choice is yours, though. Thank you for your time.

Sincerely,
Atif Nazir and Venky Selvaganapathy

Move forwards with Nazir & Selvaganapathy,
not backwards with O’Beirne & Bitowf

Honesty and Integrity

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A question that Joanne and Cindy should really be asking themselves is are they committed and Competent. A question that if we ask ourselves about them we would have to answer

NO!!!!

Two persons not willing to give back to the community, unlike our current Board President.

When Joanne served as Board President, Her lack of Commitment to the Community is evident in the 67% to 70% Increase of Maintenance Fees which has caused many budget issues and problems, Her **Take No Action Outlook** is not what the community needs. Her lack of Competent Knowledge of each contract and contractor allowed many costly damages to occur around our development that will cost us all for years to come.

Cindy has shown her commitment to the community by working with the Police to help deter crime in our development oh wait that isn't Cindy, she isn't committed to the community that person is the

Current President Kevin Wine.

So ask yourself this Question, Would you trust your finances to Joanne and Cindy? If you said NO then Don't Vote For them on October 15th.

Vote NO to Noncommittal and Incompetent

Vote Atif and Venki

Committed to the Community

Competent in their ability to Service the Community Well

And they have Honesty and Integrity.

Atif and Venki good neighbors, great candidates for our community.

From your neighbors on Berkshire Court