

2018 CANDIDATE PROFILES

TERESA DOUGLAS—444 LANCASETER CT.

BIOGRAPHY:

I have been a homeowner in Society Hill at Piscataway since 1986, and currently sit on both the Finance and Covenants Committees for the association. I work for the Township of Piscataway as the Municipal Alliance Coordinator and am actively involved in several volunteer organizations including the Piscataway Domestic Violence Crisis Intervention team and the Human and Civil Rights Association of New Jersey.

I was appointed to serve briefly on the board in the fall of 2017 and sponsored a motion to address the unfortunate appearance of the inside of our clubhouse, something that I see is improving as of this September. Over the last few years I have worked to improve the appearance and finances and wish to use my leadership, organization skills, and previous experience to make a positive contribution to the community.

REASON FOR SEEKING ELECTION:

There are so many wonderful things about living in Society Hill at Piscataway and I want to help highlight those as a board member. As I said last year in my Candidate Profile, my participation as a volunteer on the Covenants and Finance committees, and actively attending the monthly board meetings over the past year has provided me with an opportunity to see where change, both large and small are needed. Our finances need monitoring, as the Reserve Fund (the money we need to help maintain roofs, sidewalks, and other items) dropped significantly from 2012 to 2016 without much attention given to the very things it is meant to be used for. The association auditor also issued a warning about our spending and asked the board to come up with a plan to address the issue. We also want to make sure that we can trust that the association's accounts are used for the right purposes, and not wasted on never-ending construction that hasn't yet been approved. The property has also not been maintained as it should have been for the past few years. With a staff that costs the association around \$500 thousand dollars a year, we should expect better and I want to help the board get back to focusing on the quality of life for the residents. Things have already started to change this September and I believe the board is moving in the right direction. Look to see improvements in the near future.

As a board member I will bring new blood and insight to the challenges we have. I seek your support and your vote for a seat on the board.

JOTIN KEHAIR—300 HAMPSHIRE CT.

BIOGRAPHY:

I am a business development and managing consulting expert experienced in strategic growth for a diverse range of stakeholders in finance, pharma, technology and healthcare industries. My key competency is in increasing the value to generate market, financial and strategic outcomes.

REASON FOR SEEKING ELECTION:

I have been a resident here since 2008 and love the atmosphere and friendships developed. I have several neighbors who wine and dine with us. I'm currently working with Wells Fargo in commercial banking so I understand clearly what a midsize operation (up \$30MM revenue) needs to function properly. I'm well versed in financial documents, planning, and implementing change for clients seeking bank funding and resources.

There are three main areas I want to highlight. First, I was shocked to read last week that the board terminated Kevin Wine as community manager. I have known Kevin for many years now, and I hear there were a lot of politics to the decision. There were a lot of problems all of a sudden, after several years of no problem, and after a very negative election against Kevin that he won. The board was split on the decision, with only 4 of the 7 members approving termination—George Tsacnaris, Douglas Sanford, Tong Zhou and Mary Thomas. The first two of these members are up for election now, I don't know all the story, but I feel this action was irresponsible and is a major loss to the association and against the owners wishes. Kevin was a highly skilled worker that will be very difficult to replace. I am worried that in the end it will be costing us more money, and that his termination was part of a bigger plan to take the association backwards to the old style with a management company and contractors.

Secondly, I will heavily and quickly move in favor of the community internet and cable TV project. I pay \$130 on DirecTV and the bill keeps going up every year. If we can get both at \$60 or so, we can easily have membership agree to a nominal raise in monthly dues, and we will all save money each month and be financially better off. That has to be a priority and started immediately, especially since the approvals are almost there I understand. I know time and money has been spent on conduits for the cables so it doesn't make business sense to throw that away. I also want Society Hill to be safe, and video security an add-on benefit to the system.

Third, there has been a lot of talk on the capital reserve on how it has gone down from millions to \$600K and how that is a huge problem. I somewhat disagree. For a company to function properly, time and resources are the 2 main ingredients along with proper management of those resources by skilled administrators. For Society Hill, this means that we have employees who can efficiently maintain and repair our buildings and make them last much longer, not let everything rot away and then do a total replacement. Consequently, I don't believe you need as large a reserve as some predict. It is just that—a "reserve." We can easily come up with a fair number by using a percentage of community monthly dues mapped to expenses mapped to investments needed. It will not be a large \$7MM reserve need, more like \$1-\$2MM for security. We already have a spreadsheet-based management reporting structure (reserve study), fully mapping all expenses (time and resources) to expected replacements. That spreadsheet needs to be reviewed relative to how we are configured with our staff and all the repair work they do. From there we have a budget in place and map our activities to that. That is how large organizations run and I've run many of them.

I am stepping up this year to run for the board because I believe my past business experience and skills would be very useful to the board in supporting how the association is currently structured. I am running along with Dashmesh Singh and Farhan Qamar, both of whom have professional backgrounds the board urgently needs. I ask for your help in supporting me, Dashmesh, and Farhan to get our standards higher so we work more efficiently and cut out all the petty noise on politics and finger pointing. Behave like adults and remember what the Lord said--"Love thy neighbor.."

FARHAN QAMAR—201 HAMPSHIRE CT.

BIOGRAPHY:

I am a home owner in Society Hill for 11 years. I hold a Masters degree in Computer Science. I have been married for 12 years and have three children. I have been in Information Technology for the last 18 years. I am currently working as a Director in "Kipany Productions." Formerly, I was working in Rosetta Marketing as a senior associate managing their IT department. I am actively involved in Society Hill picnic organization as well.

REASON FOR SEEKING RE-ELECTION:

I am running for the Board to present some new ideas on making Society Hill Piscataway a much better place to live. Being a successful IT person, I have excellent experience in implementing and controlling projects with achievable targets. Great work has already been done to reduce the monthly maintenance fees, but I have some ideas which can help keep them under control in the future.

Society Hill is run differently than most communities like ours. This puts extra burden on the board since the board is now directly running a company. The board needs members with business, management, and technology experience in order to run the association with rational decisions and not be afraid to use innovation to solve problems. That is why I am running together with two other professionals Jotin Kehair and Dashmesh Singh. As a team, we will bring personnel management, business management, and technology experience to the board and help get us back on track. We will listen to the membership as a whole, and not allow a handful of people with personal vendettas to take over our association! And we will not cancel the picnic, which is an important community event and only 0.3% of the budget.

I want Society Hill residents to have a better community hall and a place for kids to play basketball and roller skate. I will be supporting future capital improvement projects, including the resurfacing of the streets and the creation of gardens. I am in favor of constructing the garage for all the equipment so that clubhouse area looks elegant. Renovation and landscaping of the pond area will also be on my task list if I am on the Society Hill Board.

I am also running to oppose any efforts to switch the association back to using contractors for the services (lawn, snow, maintenance, repairs, improvements). We can continue to deliver those services more efficiently and cheaper, if we manage it right. Switching over to contractors will cost more because the contracts don't cover all the things our employees currently do. After the large increase in property taxes by the town, I do not want to see a large increase in maintenance fees for contractors and for adding \$7 million to the reserve fund in the next 10 years. The fees will be \$300+ a month!

I will work to my level best to make this community a better place to live. I think there is lot of room for gradual improvements in many areas, and if given a chance I will prove myself to be an asset to the Society Hill Board and its resident members.

DOUG SANFORD — 44 CANTERBURY CT.

BIOGRAPHY:

I have lived in Society Hill for almost 20 years and have been on the board since 2008.

I previously served in the Marines and United States Army for several years as well as owned my own repair company, and worked for United Parcel Service, specializing in hazardous materials cleanup and processing. I have many years of experience with roofing, building maintenance and snow removal work.

REASON FOR SEEKING ELECTION:

I am running because I think our board needs good input from someone who has seen self-management here from the start of it over 10 years ago. There are still a lot of repairs, like the roofs and sidewalks that need to be discussed and acted on by the board, and I believe that I can contribute my knowledge in this process going forward.

I want to continue to keep self-management and continue to have lower than average fees for the association. It is inevitable that fees will go up, but we can have control and oversight and make sure that they don't balloon out of control with the same or less services provided.

Changes have been made over the years, but I still think we are on the right track. Society Hill has been a great place for me and my family and I want to continue to make it great going forward. I ask you to please vote for me and allow me to continue to serve the community as a Board member.

DASHMESH SINGH—162 CHIPPENHAM CT.

BIOGRAPHY:

Who am I? I am a resident of this beautiful community since 2008 and I have enjoyed every bit of it with my family. I have two children who were born here and they have also enjoyed little things like the lake, fruit-picking, scootering on the sidewalks, etc.

I have a master's degree in Computer Science from Stevens Institute of Technology and I work in the field of Cyber Security for a very large financial organization for a living.

REASON FOR SEEKING RE-ELECTION:

Having been a resident of Society Hill for over 10 years, I have seen it in a not-so-great condition as well as what it is today. A number of bold projects were undertaken during this time some more critical the others. We enjoy the lowest maintenance fees and still get to enjoy a well-maintained park-like environment. Our structures are more than thirty years old and demand more upkeep than they would have required twenty years back.

I support the general direction that we are headed in but I do recognize that some correction is needed to make it feasible and to bolster the capital reserve.

I do recognize the importance of capital reserve and that the current levels are concerning. It is good that everybody is thinking about it but I disagree on the action undertaken to remedy it. There are better ways to address the situation so as to not put in peril the investment already made (more than \$300k) in certain in-flight projects that have the potential for bringing in additional revenue and benefits. One such project is the proposed community internet. Think about how much you pay for internet today. I am paying \$65 a month. Many others are paying more. Even if we end up paying half as much for the internet, we all stand to benefit from it. For those who rent their units, the renters

would gladly shell out that amount for the service and thank you for it. I would like to have video cameras in the complex to keep Society Hill safe. Those cameras could easily be connected to the community internet and would have been great to have for the car vandalism on my street and other streets this summer. I am sure that these facilities also contribute to improving the value of your units should you plan to sell it someday.

By virtue of having not done any improvement work, we could now be having millions of dollars in our reserve fund today, but at what cost? There is a saying "The risk of indecision is greater than the risk of a bad decision". It is like putting off oil-changes for your vehicle until the engine seizes and then spending a lot of money replacing it or buying a new car. Our sidewalks would have been a hazard, and the community would not be enjoying a park-like setting. Children would not be enjoying the greenery, the sidewalks and the small pleasures in life such as fruit-picking, etc. These things do matter to improve your living standards and the value of your homes.

I am running for election along with Farhan Qamar and Jotin Kehair to provide you, the owners, a clear and decisive option in this election. Together, we will work towards finding a solution to the problems at hand in a logical and systematic manner such that we stay on our path as well as improve our financial situation to a point that everybody is comfortable with. I think it is unhealthy to our society to be fighting - we should be working together, not against each other .

MICHELE TIMPER—257 HAMPSHIRE CT.

BIOGRAPHY:

I have been a unit owner since 2000. I have been retired since 2008 as a Sergeant for the Department of Corrections where I obtained the status of Certified Correctional Professional and served on my PBA Board. I was a volunteer firefighter for 13 years where I also served as an Administrative Officer, and was a member of the Middlesex County Office of Emergency Management.

I hold numerous certifications (local, state, & federal) in management, policy & procedures, safety, Infectious Disease Control, emergency preparedness & operations. I also hold several certifications from the Department of Homeland Security.

I am certified by the State of New Jersey as a Police Instructor and Firefighter I Instructor .

REASON FOR SEEKING RE-ELECTION:

After purchasing my unit, I was not an involved owner with the Association. Just over two years ago was my first trip to the Clubhouse & Pool area. Needless to say I was disturbed at the condition. I started attending Trustee meetings at that time. Since then I serve with the Finance Committee for the past year.

I have several areas of concerns:
our Finances
our Infrastructure
our Property's appearance
and Everyone's quality of living.

I have been a civil servant and volunteer my entire adult life and know that my experience will be an asset to the Association. Being a structured and goal oriented individual, I will help the Association

reach short and long term goals, always with the residents in mind.

I will do what is right for the Association as a whole, since we are not individuals, but a community.

GEORGE TSACNARIS—171 CHIPPENHAM CT.

BIOGRAPHY:

I am an original Society Hill at Piscataway homeowner/resident. I have served on the Board for the past 6 years and prior to that time worked on (mostly was) the Finance Committee. My primary professional background is in technology (software) but I have performed many roles, all of which require some degree of analytical capability. In my personal time I support several academic and athletic activities at Rutgers, The State University of New Jersey.

REASON FOR SEEKING RE-ELECTION:

Our community continues to face many challenges. We need Board Members that will review the information and make informed judgements looking at all the factors. Anyone reading this Profile must understand that Board Members have a fiduciary responsibility to the Association. At times this requires making the hard choice and not the popular one.

Right now our focus needs to be on:

- 1) improving the appearance and live-ability of the Community. Part of which, being very candid, means we have to start enforcing rules and fining those that choose not to follow them which impacts the appearance for the rest of us.
- 2) Being prepared for the repair-type expenses that are inevitable in a Community that is over 30 years old.
- 3) Communicating more effectively with the Owner/Residents
- 4) Getting our finances on a path to being more stable

I am one of the only Board Members that will critically examine our finances and propose action.

Some of the methods of operating in Society Hill have worked but other have not. A Board Member cannot be afraid of asking questions to gain more information and then taking action which can include considering changes.

Being an incumbent is not a free pass to continue to serve. I have taken and will continue to take this position seriously. I have allocated my personal time to support the needs of this position.

Any candidate running should do some homework about our current situation. If a candidate has no idea about our finances, for example that might be a red flag.

WENDY ZHANG—47 CANTERBURY CT.

BIOGRAPHY:

I have been a homeowner in Society Hill since 2015. I hold a Bachelor's Degree in International Business and worked in a Nutrition Company as an assistant manager for the past fifteen years. I'm presently volunteering on Rutgers Community Christian Church and also help Timothy Christian School at Piscataway for the International Program.

REASON FOR SEEKING RE-ELECTION:

As a new running board candidate, my main concern is the maintenance and overall appearance of Society Hill. The best result for the lowest cost to residents is a must. With a diverse community, the maintenance fee will always be a sore subject and should be discussed with fair and clear dialogue. The association needs confident, trusting members to execute the necessary tasks to fulfill the expectations of the residents and investors.

Right now we are in the transition of new management and it's very critical for the next few years. We should keep up the good work we have done but at the same time we should try to increase our revenues and keep our expenses exceptionally manageable.

Let's work together to make Society Hill a better community to live.

