

CANDIDATE PROFILE

James Coe
123 Berkshire Court

BIOGRAPHY:

Birth Sign: Sagittarius, Interest: Softball, Basketball, Running, Weight Training
Music: Jazz, Disco, R&B, 60's/70's/80's, Top 10 Hits
Mr. Coe's house was the 8th house built by K. Hovnanian in 1986.
Mr. Coe is a **24 year Association Member in Good Standing.**
Mr. Coe has a strong analytical mindset earning a **B.S. Electrical Engineering Degree** from Temple University in Philadelphia PA.
In addition, Mr. Coe earned (12) post graduate certifications in a diverse range of knowledge from Technology, Sales, Internet, Marketing, Business, Communications, & Project Management.
Mr. Coe, is a retired U.S. Army **Disabled Veteran**

REASON FOR SEEKING ELECTION:

1. **James Will Promote Unity and Fairness in The Community per Our Association By-Laws.**
2. **James Will Provide Leadership** – currently, James is the only Association Member to earn (5) Community Association Institute, a.k.a. (CAI) Continuing Education Credits: Alternative Dispute Resolution; Insurance; Legal Symposium; Accounting-Who's watching your money? Understanding Identity Theft. All documents are on file and available for view at the association office.
3. **James Will Protect Your Association Investments** – I have been a leader and integral voice for several improvements in our community. I personally was the driving force to improve and appoint our current association Pool Management companies.
4. **James Will Control Association Fees** – James will be a watchdog for cost saving and improving the quality of life in the Community.
5. **For the record as of September 27, 2010 Mr. Coe is the only current candidate to have successfully completed the Community Lifestyle Certification Credits required to be a sitting Board member.**

In Summary: The Task of Being an Association Trustee is an Honor, Challenge and Hard Work. If we all work together we can make this a better and safer Community.

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Gregory Machyowsky 448 Lancaster Court

BIOGRAPHY: Owner since 1986; Board Member since 2005; Graduate of South Plainfield and Piscataway public schools (president, vice president, high school student government); Graduate: U. of Rochester, A.B. with High Honors in Government, George F. Baker Scholar; Rutgers u., Eagleton Institute of Politics, M.A. in Political Science, Eagleton Fellow; University of Chicago Law School, J.D. tuition grant recipient; Legislative Counsel, Alaska State Legislature; local government law specialist and a principal draftsman of revised state municipal code; elected city and county charter commission and merged city-county governing body member (four elective offices), capital city of Alaska; founding member, Common Interest Homeowners Coalition (statewide condominium association citizen group); longtime attendee of Society Hill Board meetings.

REASON FOR SEEKING REELECTION:

Six years ago, after deciding much earlier to make condo government my main civic activity in retirement, I had the exceptional good fortune to link up with Kevin Wine and run with him in the 2005 Board of Trustees election. I had been attending monthly board meetings faithfully since 1991—easily 150 regular and special meetings in all. These meetings were often grueling, contentious, 4-hour sessions. I had developed a growing concern that the intent of our Association’s By-Laws was being flouted. I worried that, instead of setting up a “mini-democracy” in which the homeowners made the policy decisions governing the community through their elected board representatives, the board was functioning as an autocratic “closed club” concerned mainly with supporting the decisions of outside real estate management companies and their allied service providers: maintenance, landscaping engineering, accounting, legal etc.. The result was neglected services and infrastructure, at best very problematic financial reporting, and fees that were getting out of control despite poor quality of service. This all grew out of a prevailing Board philosophy that “management knew best” and the Board’s role was merely to support outside management in running the community, in effect keeping the public “in line”.

In 2005, Kevin was already on the board and trying almost singlehandedly to bring about some reform through attempts at open government and communication with homeowners. I became convinced that this knowledgeable and remarkably dedicated fellow was the key to significant change for the better. After many discussions during and after meetings, he asked me to run with him in the next Board election, so as to help launch an intensive effort to control rapidly-escalating fees, improve services, and help build a sense of community. These were all goals I felt strongly about, and so ran with him successfully for my first term in 2005. In the intervening difficult, but very productive six years of major reform effort, I have served as Kevin’s chief supporter on the board and—using my education and experience as a local government law specialist and city and county governing body member in the capital city of Alaska—I have also been a continual advisor on implementation of necessary changes, culminating in our eventual change to resident-friendly self-management of the Association. Under this model, the Association hired and supervises its own employees, some of whom are residents, themselves, to perform the services formerly controlled by the outside management companies and their allied service providers.

As many residents undoubtedly still recall, this major reform effort was met by quite a bit of intense opposition about three years ago, including harsh attacks upon Kevin and me as well, all aimed at keeping outside management and corporate service provider control. I think, though, that most homeowners are supportive of Kevin’s bold initiative and extraordinarily conscientious stewardship because they see the results over the last three years as compared with the twenty or so years preceding. This is especially apparent with the improvement in maintenance and landscaping services, as well as in the long-neglected infrastructure repair, and all this improvement has been accompanied by lower maintenance fees: three consecutive fee reductions in three years. Since running for my first term I have insisted that our Board’s focus at budget time be on controlling fees, rather than adding fee-raising expenditures, and I intend to keep stressing this objective, especially in these difficult economic times. As we have already seen, prudent self-management can produce improved and even expanded services without escalating costs.

FEE CONTROL WILL CONTINUE TO BEY MY PARAMOUNT THEME BEFORE THE BOARD. I intend also, in any upcoming term, to give priority to supporting and assisting Kevin in efforts to make sure our still-fledgling self-management program is anchored on a firm administrative and operational foundation, with steadily-increasing public support developed through continuing public information, so that the program will thrive and improve. To continue the progress we have made under Kevin’s leadership, I respectfully ask your granting me the privilege of one more term on your Board of Trustees

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Kevin Wine
345 Lancaster Court

REASONS FOR SEEKING REELECTION

The last time I ran for a seat on the Board of Trustees, we had just made some serious changes in the way the Association provided its management and maintenance services. After years of constantly rising maintenance fees and constantly deteriorating service, we decided to try something different and hired employees directly to manage and maintain the property. I was one of the key proponents of the change, which resulted in lower maintenance fees and, although I'm sure a few will argue, improved overall service.

Making it all work, both from a Board member perspective and from a staff perspective, has admittedly not been easy, and the last three years have been some of the most challenging ever. Nevertheless, the board as a whole and our employees have made the new approach a success. However, there is still more work to be done, and therefore I am running for the Board once again to finish what was started.

For those who are new to Society Hill, in 2005 when I was elected to my first full-term on the Board, your maintenance fees were \$194 a month and likely to rise even further. I still recall vividly in October of 2005 when the management company at the time was pushing to raise them to \$200 a month. Given all the things that are in need of repair, I can only imagine what we would be paying by now had we not taken control of the situation.

Fortunately, in the last few years most of the prior controversy over the change to employees has subsided, and I have been able to focus on our large backlog of administrative and maintenance issues. In addition to performing the routine work, we have also taken on some otherwise cost-prohibitive improvement projects such as the sidewalk and the bikepath renovation. Under the old model, such projects simply wouldn't happen.

The last two winters have been very difficult, but since we have been doing the snow removal work ourselves, we have saved a large sum of money and been able to provide far better service. Even though some of the savings were used to purchase equipment, we are still way ahead, and the equipment will last for multiple seasons.

While on the Board, we have also begun to work on some of the long-standing "difficult problems" such as the re-roofing project, the parking issue, the violations, the security, and resident involvement in the community. If re-elected, I would continue to work on these and other problems, always with a long-term plan and vision in mind.

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Ballot and Proxy Return Procedures

BALLOT
Place a check by the candidates of your choice.

PROXY
Complete blanks, check boxes, date, and sign

YELLOW BALLOT ENVELOPE
Place ballot in this envelope and seal

GREEN PROXY ENVELOPE
Place yellow ballot envelope and proxy form in this envelope, seal, and place in mail.

YOUR RETURN ADDRESS STAMP

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