

2012 CANDIDATE PROFILES

CARLYSLE CHAN—30 CANTERBURY CT.

BIOGRAPHY:

I have been a resident of Society Hill since 2000 and an owner since 2005. I graduated in 1999 with a B.S. in Accounting from Penn State University. I have been working at AT&T for the past 13 years and am presently a Program Manager in charge of several large government projects.

REASON FOR SEEKING RE-ELECTION:

I have been a Board member for the past 2 years and I have enjoyed serving the Society Hill community. Many improvements have been made during my tenure. The Board has been able to lower the monthly maintenance fees for all members. We have also installed new sidewalks and placed benches throughout the complex. I understand that the economic downturn over the past years have been excessively hard on the value of our homes but if we continue to make the necessary changes and maintenance of the community, I believe that we can keep the value of our property as high as possible.

My goal on the Board will be to keep enhancing and beautifying Society Hill's surroundings and help continue making Society Hill a better place to live while keeping our cost to do so low. There are still a lot more issues that need to be addressed in our community but I believe that as a board we are on the right track. I strongly believe my project management skills will benefit the Board and Society Hill's community members. I plan to continue to address all facets of community concerns from lower maintenance fees, to building and ground upkeep and greater transparency with the Association's financials.

GEORGE TSACNARIS—171 CHIPPENHAM CT.

BIOGRAPHY:

I am a long-time resident of Society Hill, having moved here when the development was first built. I am a life-long New Jersey resident and a proud graduate of Rutgers - The State University of New Jersey. I also have a degree from Brown University. Professionally I work as a software engineer and product/program manager for a large telecommunications firm in Piscataway.

My interests include following Rutgers athletics and supporting academic opportunities for young students in the Piscataway and New Brunswick communities.

REASON FOR SEEKING ELECTION:

I have been contributing my time to Society Hill in various ways over the past 3 to 4 years. Now, I believe it is time to make the next step by joining the Board.

My primary contribution has been in the Finance area. I have been the only member of the Finance Committee for the past 3 years, and have worked hard to make sure of the accuracy of all financial statements. I make an independent and thorough review of each and every Invoice/Payment made

by our Association. On a monthly basis, I review the financial statements provided by our accountants and compare with the internal records maintained by the Association. I find and flag any discrepancies, report them to the Property Manager, and work with the office to determine the underlying cause. I then present a summary to the Board.

In addition, for the past several years I have worked directly with the management and Board on the creation the Operating Budget for the Association. Although the Board is the final authority to approve any budget I have worked with the current and former Property Managers to prepare a Budget which tries to achieve fee reductions where possible. We have been able to accomplish this every year that I have been involved.

I have been attending the monthly Board Meeting regularly for the past several years. Many times I have been the only homeowner/resident that attends. Whether I am elected or not I encourage all homeowners to find some way to participate in our community.

I have also assisted with preparations and food service at our Community Picnics.

Given that I have been active on both the Finance Committee and Board Meetings, I understand most of the activities going on within the community. Beyond that, I try to stay informed as a regular citizen. Knowing how the Board operates, I believe I can both work well with the other members and retain my own voice and independence. I do not have pre-determined positions on issues and will try to do what is best for the community as a whole.

I thank all the homeowners for their consideration and look forward to serving.

JAMES COE, JR.—123 BERKSHIRE CT.

BIOGRAPHY:

Birth Sign: Sagittarius, Interest: Softball, Basketball, Running, Weight Training

Interest: Coaching Basketball, Self-Published Political Science Author

Mr. Coe's house was the 8th house built by K. Hovnanian in 1986.

Mr. Coe is a **25 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. 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.*

DOUGLAS SANFORD—44 CANTERBURY CT.

BIOGRAPHY:

I have lived in Society Hill for over 15 years. I was elected to the Board in 2008 to fill a vacancy, ran again in 2009, and was elected for a full 3-year term. I am now running for re-election.

A long-time New Jersey resident, I was elected as a councilman at the age of 18, served in the US Army and Marines for several years, owned my own home 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 think a vast change has occurred under the leadership effort of the Board president and the program of self-management, and the results are already noticeable. The fees are being controlled after being reduced, and long-neglected service and maintenance needs are being attended to, such as: gutter, fascia, and soffit repair, irrigation system repair, parking stall painting, roof vents and other roof repairs, sidewalk and walkway repair, and tree pruning and other landscaping improvements.

I want to continue to help support the current program by bringing my experience in maintenance and leadership to it. Above all, we should not listen to the petty attacks of a few, but loud opponents of this progress, who seem to want to return us to the days of high fees and large, expensive, out-of

-town contractors. I don't know if everyone else remembers, but I remember there being a lot of complaints with many of the former contractors, and the buildings and grounds didn't just deteriorate in the last year – it happened slowly over many years under their watch. If we had to do everything we are doing now with contractors, our fees would be much higher. Instead, they are low, especially compared to other associations.

We're on the right track, and I want to use my knowledge and experience at Society Hill to keep us there. So I ask you to please vote for me and allow me to continue to serve the community as a Board member.

DONALD THOMAS—193 HAMPSHIRE CT

BIOGRAPHY:

I am a 23-year resident owner of a townhouse unit in Society Hill. I graduated from Colby College and spent over 40 years as a social worker for senior citizens. I am also vice-president of the Piscataway Friends of the Library and voting member of the New Jersey State Opera.

REASON FOR SEEKING ELECTION:

Society Hill homeowners since 1989, my wife and I view our townhouse as the biggest and best investment of our lives. Our son was raised here and our grandsons are frequent visitors. Therefore, the quality of life in our community is of paramount importance to me. Financial responsibility, initiated by Kevin Wine, must continue tempered by vigilance to maintain high standards of upkeep and never to “nickel & dime” ourselves to the detriment of the complex.

I support Mr. Wine's vision that has produced our beautiful walking and bike paths with their picturesque retaining walls and plants, while also encouraging the inclusion of each of our residents' own personal goals and aspirations for Society Hill. I support increased upkeep of our playgrounds, tennis courts, and pool as safe, clean, and joyous areas for relaxation and conviviality. Most of all, I am dedicated to the restoration of our clubhouse to its former beauty as the centerpiece of our community. To this end, I will work for the construction of an on-site garage for our maintenance vehicles, as well as a suitable lounge and lunch area for our hardworking grounds keepers.

Once restored, the clubhouse can then benefit from the wonderful spirit of volunteerism in Society Hill with the formation of free day care for our children, medical testing for our seniors, concerts, lectures, dances, films, game nights, basketball tournaments, swimming lessons and pool activities, and ethnic events where we can learn more about each other more frequently than once a year at the picnic. My 43 years in social services for seniors, vice-presidency of Piscataway Friends of the Library, and voting membership at the New Jersey State Opera has prepared me to assist in the delivery of these events.