

**SOCIETY HILL AT PISCATAWAY  
CONDOMINIUM ASSOCIATION**

Annual Meeting Agenda  
Monday, October 26, 2015 - 7:00 pm Clubhouse



550 Chesterfield Drive  
Piscataway, NJ 08854  
732-463-3434

- I. Call to Order – Roll Call
- II. Proof of Notice of Meeting or Waiver
- III. Reading of Minutes of Preceding Meeting
- IV. Reports of Officers
- V. Reports of Committees
- VI. Appointment of Inspectors of Election
- VII. Election of Trustees
- VIII. Old Business
- IX. New Business
  - A. Allocation of Additional Revenue—Tsacnaris
  - B. Board Member Financial Support—Tsacnaris
- X. Election of Officers
- XI. Adjournment

**2015 CANDIDATE PROFILES**

**GEORGE TSACNARIS—171 CHIPPENHAM CT.**

**BIOGRAPHY:**

I am an original owner here at Society Hill. We are about to reach our 30th anniversary! I have served on the Board for the past 3 years and participated for several years prior to that on the Finance Committee. In addition, I support other important activities in our Piscataway community including the Public Library, college scholarship opportunities for High School students, and intern opportunities at the company I work for so that college students can gain practical real world job experience.

**REASON FOR SEEKING ELECTION:**

It is critical in any Homeowner's Association/Board system to have engaged members that will maintain an independent view on the important issues that must be handled. Even those Board members that do not agree with me will not dispute that I am always engaged and always provide my view. I do not simply accept the view of others and go along just for the sake of going along—which many of the current Board members do.

One issue I make every effort for the Board to pay attention to is the state of our capital and reserve fund. This is the pool of money used to keep our community infrastructure (roads, roofs, repairs, equipment) in shape, plus pay for the staff to perform these tasks. The only money to fund all these items is the monthly maintenance fees all owners pay.

Unfortunately, for several years the Board did not give ANY attention to the fund. If I accomplish nothing else during my tenure, I will give full effort to making the Board aware and asking them to take necessary actions so we have an adequate balance in our fund.

**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 5 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.

### **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 2012, and both times was elected for full 3-year terms. 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.

### **PUSHPA R. SHARMA —326 HAMPSHIRE CT.**

#### **BIOGRAPHY:**

I have been part of Society Hill since 1986. I have a Masters in Chemistry from Rutgers University and have lived in Piscataway since 1980. I have held many senior positions in the cosmetic and pharmaceutical industries as an industrial chemist in and around Central New Jersey for 20 years. I transitioned to the Piscataway school system as a substitute teacher for 10 years and enjoyed helping young students in Science and Mathematics.

#### **REASON FOR SEEKING ELECTION:**

As a loyal Society Hill resident living in this wonderful community for 30+ years, I would like to dedicate my time to serving the community by utilizing my resources and professional ability. I have been active in many Indo-American multi-cultural events and have created a very large network of Indian contacts. I would like to help maintain the safety and cleanliness of this community. I want to keep this neighborhood a wonderful place for people to raise their families for generations to come. I am ready to do whatever it takes to provide a positive impact on important issues that affect each resident.

### **FARHAN QAMAR—201 HAMPSHIRE CT**

#### **BIOGRAPHY:**

I am a home owner who has been living in Society Hill for 7 years. I hold a Masters degree in Computer Science. I have been married for 8 years and have two children. I have been in Information Technology for the last 12 years. I am currently working as a Project Manager 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 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 further reduce them.

I want the Society Hill residents to have 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 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.