

2017 CANDIDATE PROFILES

TERESA DOUGLAS—444 LANCASETER CT.

BIOGRAPHY:

I am an original Society Hill at Piscataway homeowner. I hold a Bachelors Degree in Recreation and Leisure Services, a Masters Degree in Management and have served as a Project Director for over six years. I bring to the board many years of experience utilized in the education and sports and entertainment environments. I have previous board experience serving on the Human & Civil Rights Association of NJ Board, Metuchen Edison Area Branch NAACP Executive Board, and another Condo Association Board. I am presently volunteering on the Society Hill at Piscataway Covenants and Finance Committees and volunteer on one of Piscataway Townships Response Teams.

I feel that I will be an asset to the Society Hill at Piscataway Condo Association Board. My proven leadership, organization skills, previous experience and my ability to be open and responsible will help make me be a positive contribution to the community.

REASON FOR SEEKING ELECTION:

As a homeowner I am concerned about the maintenance and appearance of Society Hill. These are very important pieces necessary to keep our property values up and to keep our community safe. 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, to keep our community operating in the black.

The ability to attend the meetings is very important. Board members have continued to miss meetings resulting in there not being a quorum present to vote on serious issues at meetings this year. Our financial situation continues to be a critical area.

Change is inevitable. I will bring to you new ideas and the ability to look at our processes from a fresh angle. I seek your support and your vote for a seat on the board. Thank you.

ATIF NAZIR —541 MANCHESTER CT.

BIOGRAPHY:

I am a sixteen-year homeowner, with master's and doctor's degrees in veterinary medicine, currently working in the public health profession as a Health Officer/Health Director in Union County, NJ. I have previously served on the Society Hill Board for twelve years – two years as Treasurer and eight years as Vice-President. I am also serving on the Piscataway Township School Board for the last five years, and I am on the Piscataway Civil Rights Advisory Commission and past member of the Piscataway Public Health Commission.

REASON FOR SEEKING ELECTION:

I am running again this year to support our current board President Kevin Wine, and to support our service model with our own employees and equipment. I support keeping our maintenance fees as low as possible, while still maintaining the best possible level of service and repairing what needs to be repaired. I also support our capital improvement projects and think those projects should continue moving forward since they will either produce future revenue or reduce operating expenses. We already have a considerable investment in the design and approval of our future maintenance building, in our planned community internet, and the pipes so we can use the pond to water the grass. I

do not think we should throw away those investments or delay them any further.

During my previous term on the board, the association entered in to a lawsuit against the Township of Piscataway over the affordable housing plan. It was a risk, but I supported the lawsuit, and the association won the case. In addition, almost 80% of our legal expenses were reimbursed to the association in the settlement agreement with the town. Affordable unit owners can now keep all the profit from their unit, as was originally promised. I also supported the boards efforts to assist some affordable unit owners that couldn't afford the sudden increase in maintenance fees. The additional revenue from the expired affordable units will also increase our yearly revenue by about \$150,000. If the town had their way, the association would have been cheated out of at least \$5,000,000 over the next 30 years of re-extension, and affordable owners would have been cheated out of an estimated total of \$10,000,000 of value in their units!

There have been a lot of improvements to Society Hill while I was on the board, all of which I supported and voted for. The main improvement is the maintenance fees were reduced from \$194/month when I started in 2004 to \$171/month currently. The walkways and bike path on Chesterfield and Buckingham were built, along with the retaining walls, plantings, and sitting areas. Preparations were installed at the same time for the eventual community internet service and security cameras. My cable and internet bill is almost \$200 a month. Our own internet will save all of us a lot of money in the future. The pond was also cleaned out which was not an easy project

My involvement with the Piscataway School Board and several other community groups keeps me in touch with the community at large and gives me valuable perspective when making decisions that will affect the lives of the nearly 2,000 residents of Society Hill. I hope you will consider supporting all the ongoing progress and other candidates that have the same vision. Please feel free to email me at atif1995@yahoo.com or call me at 732-668-4139 for any further information.

KEVIN WINE—345 LANCASTER CT.

BIOGRAPHY:

I have been a resident of Society Hill since 1996, and an owner since 2003. I have served on Board of Trustees since 2004. I have been employed by the association in an administrative capacity since 2011, where I have been involved with community management, facilities management, and capital repair and improvement projects.

REASON FOR SEEKING RE-ELECTION:

The Association is under attack! A small group of critics are chipping away at our board, our employees, and me, somewhat reminiscent of when I and another group of residents were chipping away at the board between 2004 and 2007. The difference is that the group I was with wanted to REDUCE our maintenance fees, whereas the current critics trying to take over want to INCREASE our maintenance fees!! To be fair, they may or may not directly intend to increase the fees, however the actions they will likely take, such as taking us back to the expensive outside service contractors, will inevitably result in an increase in maintenance fees – probably a very large increase – all of which will be blamed on me I'm sure!

I will be the first to admit there is still a lot of work to do here, and things are not perfect. In spite of that, the values of Society Hill units are getting back to where they were before the housing bubble burst around 2009. Many units are selling quickly – in a matter of days – sometimes hours. A few have had multiple offers, and have sold above asking price. There are multiple reasons for this, but one of them is comparatively low maintenance fees!

We are able to keep the maintenance fees under control because of the way we are currently configured, with employees of the association doing the work instead of contracting it all out. Although it

might seem the contractors should be cheaper, in practice that has not been the case, as we have efficiencies the contractors don't and we have direct control over the costs. If the board leadership changes, it is very likely the association will be taken back to the prior arrangement with outside contractors providing most or all of the services, leaving us once again at their mercy. Remember the maintenance fees were \$194/month in 2005, and were headed to \$200/month had we not intervened. That was 12 years ago. Comparable associations in the area are now well over \$200/month! We are currently at \$171/month.

I will continue to put maintenance fee control as the top priority, because I still think that is what the majority of the owners want. While there may be a handful of owners that can afford higher fees and are willing to pay them for better or faster service, most of us cannot. This has to be factored in, and the service level is a compromise between what the majority of owners consider acceptable and the minority of owners would prefer to see. We also still go out of our way to satisfy numerous special requests in an effort to keep everyone happy.

I will also continue to find other ways of increasing our revenues and reducing our expenses, as I have done over the last 10 years. Many of the capital improvement projects were conceived in this context. For example, the maintenance building will allow us to continue with the employee based service model and increase our efficiency and allow us to make full use of our crew year-round. The community-wide internet will save the community **hundreds of thousands** of dollars a year in communications costs. Many residents pay more per month for internet/cable/phone than they pay for maintenance fees! Internet costs could be reduced to a fraction of what they are now. The reclaimed pond water project could save us **tens of thousands** of dollars a year in water bills. The affordable housing litigation preserved **millions** of dollars of revenue for the association over the next 30 years, and **millions** of dollars of equity for the owners of the former affordable units. Other boards and other managements will not have the vision or the technical knowledge to do any of this!! They are going to put all the burden on the maintenance fees and your wallets.

The election this year is the most critical one yet. Remember that I am just one vote on the board, regardless of whether I'm President of it or not. I have no additional voting power. If I do not have other board members that also support me and our employees, it will likely be the end of both me and our staff. If you want to keep the current board leadership in place, please read the other profiles carefully and consider voting for candidates that will be supportive of me and our employees. There will probably be some critical motions made at this year's annual meeting, so if you can't make it in person, please also consider giving your proxy to another member that will be at the meeting who supports your positions. For example, if you wish to give me your proxy, put my name in the second blank in the first paragraph of the proxy form, and check box number 4. This has to be filled out like that or else I can't vote on motions on your behalf.

Finally, there is a public question on the ballot this year. If you do NOT want to waste the money that has already been spent on the capital improvement projects and you want to keep them moving forward, please consider voting **NO on the ballot question!**

TONG ZHOU — 509 SHEFFIELD CT.

BIOGRAPHY:

Homeowner since 2004. I have been with Cigna Corporation since 2012. Prior to Cigna, I have worked for Mutual Of New York/AXA, Mutual of America, TIAA-CREF, Samsung Fire & Marine (South Korea), ING (Netherlands), and Allianz (Taiwan) over 20 years.

I am a Fellow of the Society of Actuaries and a Member of American Academy of Actuaries, and specialize in insurance products, investment, capital, and budget management for large corpora-

tions.

I have served as a committee member to the National Guarantee Trust Fund of Taiwan, Ambassador of the Society of Actuaries to South Korea, advisor to the Financial Supervisory Authorities of South Korea and Indonesia. I also lectured finance and risk management courses at Feng Chia University (of Taiwan) from 2006 to 2010 as an adjunct professor.

REASON FOR SEEKING ELECTION:

First, I love to volunteer and contribute whatever I can and wherever I go. It has been an inspiration and lifestyle throughout my career. The Society Hill community is an integral part of my family, and I want to contribute my knowledge and efforts to its greatest benefit.

Second, prudent financial management is a key component not only to our hard-working maintenance fees, but also to our life-time savings in the homes we own. I have the needed financial knowledge in the areas of investment, capital and budget management. Just like all of you do, I also want to ensure that every dollar is spent for its designated purpose so that we can have peace of mind and enjoyment for the decades to come. The current management has done a great job in repaving the sidewalk and converting Mount Laurel units to regular ones. However, the success must be continued. The next three years will be critical as major capital expenditures, such as roof replacements, are rolling out.

Last but not least, I have worked and lived in many parts of the world. This unique experience would allow me to better understand the behavior and culture differences among different ethnic groups, and more importantly to better serve a well-diversified community like the Society Hill.

It is my honor to be your watchdog!