

# SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION, INC.

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c/o Towne & Country Management, Inc.  
711 Sycamore Avenue, Red Bank, NJ 07701  
Voice (732) 212-8200 Fax (732) 212-8201  
[www.tc-mgt.com](http://www.tc-mgt.com)

## CANDIDATE BIOS

### Matthew Phillips

Dear Fellow Homeowners of Society Hill at Piscataway, my name is Matthew Phillips and I am seeking election to the board of Trustees for the year of 2019.

Over my time here at Society Hill I have noticed the curb appeal diminish and the fees go up, the implementation of a management company after promises were made not to hire one. I have watched some board members attack homeowners at the meeting, berating, screaming even cursing at them. President Zhou has even told me "it's not my job to answer homeowners' questions"

Board member behavior compounded with the lack of management by the management company is taking our community to a low level which will only serve to drive the dues up.

Our current board President does not have an understanding of how a multi-family housing community should be ran nor does he have any construction or property management/maintenance experience to understand the needs of our aging community.

As a proven manager of multi-family communities for both established and ground up builds holding awards in "*outstanding curb appeal*" and "*best managed property*" by nationally recognized housing associations I feel I can add an edge to the board that can lead to lowering the dues and increasing the curb appeal and upkeep.

My experience included but is not limited to:

- \*Plumbing
- \*Electrical
- \*Construction
- \*Pool maintenance/upkeep
- \*Amenity space upgrades
- \*HVAC
- \*Vehicle upkeep and machinery maintenance
- \*Personnel management
- \*Payroll

My goals for my term if elected are as follows:

- Stop the inappropriate behavior by the board

- Investigate the contract with Town & Country Management to see what we are actually paying for.
- Look into being self-managed but with industry aware professionals.
- Make the board more pro homeowner
- Serve as a resource for homeowners to listen to their concerns.
- Address the parking issues and unused vehicles taking up visitor spaces.
- Power wash all buildings, breezeways, patios, etc.
- Research solar options to reduce association costs for common area lighting.
- Research grant options to upgrade all common lighting to LED.
- Enhance our clubhouse to be more rental friendly for homeowners.
- Create a designated area for all work vehicles and equipment that is not in front of our amenity space.
- Enhance our tennis court and playground to be more appealing.
- Eliminate the secret board meetings and create a repetitive meeting schedule with advance reminders.
- Re-introduce the community newsletter and keep our homeowners fully informed.

I hope I can count on you, my neighbors for your vote and your help to make this community the enjoyable, well-kept place we deserve without paying a small fortune.

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Bharat Rangolia

**BIOGRAPHY:** I have been a homeowner in Society Hill for the past 15 years. I hold a Master's Degree in Mathematics, Master's Degree in Education and managing the Quality Assurance activities in a Pharmaceutical Company for the past 15 years. I have played a key part in the creation of a proficient and efficient system for ensuring the quality of the product. The pharmaceutical industry is reliant on specific standards and I work hard to maintain them.

**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. We need Board Members that will review the information and make informed judgments looking at all the factors. 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. 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.

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 thank you for your time.

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Mary Thomas

My Husband Donald and I have resided in Society Hill since 1989. I have been a Trustee since 2017.

Accomplishments since my Tenure:

1/ Increase in the Reserve Fund from \$600,000 to \$700,000.

2/The pool was restored and repaired with a professional contractor and proved to have zero leaks throughout the season. Supported the hiring of a professional pool company and rules were adhered to with the lifeguards all season long.

3/Delinquent owners have been contacted by our legal team to recover back maintenance fees. This has resulted in more than \$10,000 added to our finances.

Reason for Re-election:

1/ To continue the upward growth of our financial situation. Roof repairs/replacements will be needed in the upcoming year(s) and I'd rather avoid a Special Assessment due to lack of funds in the Reserve Fund.

2/To start concentrating on the appearance of the community. It has been on the back burner with the previous management and it needs to be resurrected.

3/To prevent certain unnecessary spending and return projects, i.e., Garage, Pond Renovation, that cost lots of money with no results. Additionally, to prevent the hiring of employees who don't perform well and cause damage to the owners and residents.

Lastly, To Restore The CLUBHOUSE!

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Mr. Tong Zhou

Home owner since 2004, and served on the Board since 2017.

I have been an Actuary and Financial Consultant for over 28 years. I am a Fellow of the Society of Actuaries, and specialized in investment, budget management and capital/solvency for multinational corporations include Samsung Fire & Marine (South Korea), ING (Netherlands), Allianz (Taiwan), Aviva (London) and Cigna (US).

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/seminars at several business schools and universities.

## REASONS FOR SEEKING ELECTION

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

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 and leadership in the areas of investment, capital and budget management. Just like most of you do, I also want to ensure that every dollar is spent for its **intended** purpose. It is absolutely necessary to redirect our resources to urgently needed roof replacement and road/sidewalk repairs while replenishing our nearly depleted capital reserves. Therefore, I am seeking your support to steer our Association to the right direction so we can have peace in mind and enjoyments for the decades to come.

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 at Piscataway.

*It is my honor to be your watchdog!*