

I am Fatma Ahsan, and since 2009, Society Hill has been more than just my residence—it's been my home. With a degree from Rutgers University and over a decade in the financial banking and insurance sectors, I bring a sharp eye for detail and a deep commitment to community service, including volunteering in hospitals to support elderly and disabled individuals.

Since becoming a homeowner in 2021, I've actively engaged in our homeowners' association, attending every board meeting and meticulously recording minutes to ensure transparency and accountability. Now, I am eager to take the next step and serve on the board to champion the best interests of all homeowners.

Reflecting on my recent contributions, I have tackled significant issues head-on:

1. **Resolved Pending Violations/Fines:** I personally liaised with Brian Wahler's office and Township Council members to successfully resolve fines related to hill removal, ensuring fair treatment and allowing adequate time for mitigation.
2. **Advocated for Transparency:** I passionately supported efforts to introduce rules for monthly tracking of homeowner requests, enhancing transparency despite resistance from the current board.
3. **Enhanced Financial Transparency:** Leading a complaint to the DCA (NJ District Consumer Affairs), I rallied homeowners to demand clearer financial statements, leading to improved but ongoing transparency efforts. Need to meet high standards.
4. **Financial Responsibility:** Collaborating with fellow homeowners, I successfully reduced a proposed special assessment from \$2000 to \$1200, demonstrating my commitment to fiscal prudence and resource management.

Reason for seeking election: Looking forward, Society Hill faces critical challenges demanding immediate attention. With 545 units and a significant annual budget of \$1.5 million, it's essential to prioritize concerns such as roofing, fire hazards issue which drives major insurance cost, to ensure long-term sustainability and safety. For instance, our aging roof poses risks and increased costs due to deferred maintenance. Effective project management and prioritization are key to mitigating these risks and expenses. I am concerned there is no proper strategic method by board, which will eventually keep increasing monthly HOA and/or another special assessment after exhausting reserves on mini projects instead of critical projects.

In conclusion, I am dedicated to advocating for your interests with transparency, fiscal responsibility, and a focus on resolving pressing homeowner concerns. There has been consistent issue, that homeowners reach out property manager, but getting no response. Resolving homeowners concern using monthly tracking system is an intergral part of property management which I want to make sure, it meets high standards. Together, we can uphold Society Hill's appeal with well-maintained amenities and responsible financial stewardship.

I humbly ask for your support to bring professional, independent people in the upcoming election to keep democracy and diversity i.e. those people who are independent, logical, &

John Fakla 521 Norwich Ct.

I have been a homeowner for the past 14 years and I think there needs to be a lot of changes in Society Hill. I have been in building maintenance for the past 45 years for major corporations. I am seeking election for a number of reasons. First the dryer vent cleaning, this is a scam and illegal and needs to be addressed ASAP, not sure where this is going but will get more information.

We had a \$58,000 truck out of commission for 8 months. Was put in a garage where the warranty didn't cover the repair. Kevin Wine took responsibility and got it to the right place for repairs.

There was a front loader sitting in the parking lot for 6 months waiting for a decision on what to do. Kevin took over got it started and fixed for ¼ of the price the Board got. Also on the assessment money, there was money left over and was never asked for a refund. Don't know what happened to it.

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ZAHID KHAN

I am a 18-year homeowner, with Masters and Engineering degrees in Electronics and Communication, currently working for MetTel Inc. in a senior role. My wife owns two active businesses, one in Sales and another in photography. Formerly, I was managing an IT department in Blue Cross Blue Shield in NJ, I am an Indian national soccer player, and I have coached kids at the Piscataway High School. I am a member of the Edison Chamber of Commerce and actively take part in several community events. Past member of Society Hill Piscataway Board from 2014 to 2017 as Treasurer. Current member of the Somerset County Advisory Council on Disability Issues.

REASON FOR SEEKING ELECTION

When I left the Board in 2017, everything was in good order. I am so upset and saddened by what has happened to Society Hill over the last 7 years. The Board tried to special assess us for \$2,000 out of the blue, fought us every inch of the way when we exposed their poor decision making, fought us on the petitions, and turned a friendly and constructive relationship with the Board into a hostile one. We elect other owners to represent us on our Board. We are all very busy with our own lives, including myself, and expect and assume that those we elect will act in the best interests of us and all the owners. It was very clear to me that is not what has been happening. The Board seems to be fighting against us instead of fighting for us. They have lost their way and come out of touch with the owners.

The cost of everything has been increasing in the last few years, and we have to pay more everywhere. When I was on the Board last time I supported other ways of saving us money through realistic and innovative capital projects, so that the entire fee burden is not placed directly on the owners. I don't see any such creative ideas anymore, the fees have gone up by 37% in just a few years, and we had a \$1200 special assessment. I see that our insurance premium has doubled to \$800,000 a year. The State of NJ has passed legislation which will drastically increase the capital repair costs because all that work is now contracted out. If we don't get some innovative members back on this Board asap, our fees will easily be hitting \$500/month in the next few years.

If I am elected to the Board I will work with other trustees to:

- Amend the bylaws to require the board to get approval from all the owners by majority vote to approve any large special assessments in the future! Other Associations have this in their bylaws already.
- Restore the community events and the annual picnic (By vote of owners). It is very important that residents get to know each other.
- Support alternative ways of reducing costs. We invested a lot of time and funds already in this in the past and these were very sensible plans. Saving money is not just about trimming a few dollars here and there – it is also about looking at big-picture ways of reducing costs.
- Support truly open Board meetings and decisions, so owners can see and hear the Board discussions, and not have all that behind the closed door.
- Make sure the community is fully maintained and repaired and the board and its management are responsive to owner needs and requests.

If you want sensible Board decisions and control over the costs and maintenance fees, please consider me as a choice, along with John Fakla and Fatma Ahsan who are also supporting me for election.

Sincerely,

ZAHID KHAN

Patricia Mincarelli 132 Berkshire Ct

My Name is Patricia Mincarelli. I have owned a property and lived in Society Hill at Piscataway since 1986. Yes, I'm one of the original homeowners!

I have lived both in the condo and a townhouse which has given me the perspective and knowledge of this beautiful place which I proudly call as my Home! This has also given me a unique outlook about the needs of our community.

My tenure as a Board of Trustees for two terms and as a covenants committee member in the past resulted in following accomplishments: 1. Assisted and volunteered my person time to visit multiple nurseries to beautify our Association. 2. Spent countless hours working the Township of Piscataway Police to remove illegally parked and abandoned vehicles and install proper signs throughout the Association. 3. Educate Homeowners/renters about the Associations policies and assist the Management Company in creating a cleaner environment by enforcing Associations guidelines/policies. 4. Spent time in renovation of the Clubhouse and in the selection process of flooring. 5. Replacing dead trees and shrubs around the tennis courts and other locations.

As a Board of Trustee, I will continue to work hard to keep the needs of the Community at the forefront and to maintain a clean and healthy environment for Homeowners to live and increase the property values for all. This is my home and neighbors are my family and I will continue to strive for them to bring positive changes to our Community.

Insurance and reserve balance are real challenges and do not let other deceive you by saying otherwise. I have worked with and assisted Mohiuddin Syed, George Tsacnaris and Nalaka Dias in resolving township and DEP violations along with taking action to get more work done efficiently by replace leaky roofs which are past over due for replacement and cleaning the Association by removing junk/unused materials from the storage units for which the Association was paying thousands of dollars each year and by renovating the Clubhouse flooring/furniture, installing security cameras and security alarm system.

I fully support the Collections effort that the President and Treasurer has undertaken. It appears prior Boards did not give this important matter enough attention allowing some balances to increase to very high levels. I believe the Board needs to be fair, but firm, in dealing with delinquent accounts. Now, more than ever, as costs rise, every Unit Owner needs to contribute their full share or be held accountable and not burden the majority of the Owners that do pay in full.

I intend to build upon this progress to make Society Hill at Piscataway the best place to live and to enhance the property values for all. I encourage all of you to vote for me and the two other candidates who are running with me. We live in a diverse Community and bringing more diversity to the Board itself is an asset.

I am running for the Board of Trustees with Yuging (Mona) Wan and Matthew Phillips to bring positive changes, to do what needs to get done based on facts and by doing due diligence to spend efficiently our hard-earned money and to make this a beautiful place to live. I am committed to working with current Board and Homeowners to make Society Hill at Piscataway the best place to live and invest for everyone!

Candidate Profile for Matthew Phillips

My name is Matthew Phillips. I own and live in Society Hill since 2017.

I have been in the Multi-Family industry for 20+ year in that duration I Worked for the 13th largest Multi-Family property management company in the US. For property sites under my command earned industry awards for both best managed and outstanding curb appeal. Currently serve as the Director of Operations for a General Contractor servicing the multi-family industry. I'm working actively in both the New Jersey and Pennsylvania Apartment associations and serve on their Suppliers Council. Due to my experience. I possess Industry contacts for various services necessary to maintain a community. I have personally supervised rehab and restoration projects totaling \$10 Million across NJ and NY.

I strongly feel that my experience in multi-family construction, project management and material purchasing provides a much needed addition to the board that can help to not only enhance the community but also helps us to remain fiscally responsible.

If I get elected, I would utilize my skills and resources to help the association in all challenging matters. As a person who has worked in restoration projects, I personally understand the challenges we face with regards replacement of roofs, paving roads, replacing condo stairs, and numerous other components that do require replacement as part of the regular maintenance and upkeep of the man-made buildings as is the case with every built.

Insurance and reserve balance are real challenges, and do not let others deceive you by saying otherwise. I have seen the current boards progress and the transparency/clarity Mohiuddin Syed, George Tsacnaris and Nalaka Dias has provided to the community by providing financial updates and monthly meeting summaries more than what is required per the association's bi-laws.

I encourage all the homeowners to pay heed to the challenges we inherited and are facing imminently to bring sensible folks to the board, for this reason I encourage you all to vote for me and the two other candidates who are running with me.

I am running for the Board of Trustees with Yuqing (Mona) Wan and Patricia Mincarelli to bring fairness, transparency and accountability to the matters of the board and do what needs to get done to use our money efficiently by utilizing all resources available and perform due diligence to save money to get more things done. I am committed to working with current board and homeowners to make Society Hill at Piscataway the best place to live and invest for everyone!

Candidate Profile: Yuqing (Mona) Wan

My name is Yuqing Wan, also known as Mona. I have owned two properties in Society Hill at Piscataway since 2017.

I am currently retired. I hold a bachelor's degree in electrical engineering and have extensive experience as a programmer. During my career, I managed multiple IT projects budgeted to be more than 200 million dollars. I worked for a Fortune 500 company for 17 years, where I was involved in financial database management and supported the CTO in managing the IT budget.

I love our community because it offers a peaceful environment for residents and holds great investment potential. However, I have noticed some issues emerging over the past few years that have led to increased maintenance costs. I want to join the board to better understand these problems, find cost-effective solutions, and ensure transparent communication with all homeowners before and after implementing plans.

The main reasons for the increased maintenance costs in recent years include rising insurance costs and aging infrastructure, plus inflation. We need to conduct better oversight to avoid future Special Assessments such as the large one we experienced in 2022 – for which there was no actual value received for the Community. If elected, I will work with fellow board members to conduct thorough vendor and cost reviews, aiming to control cost increases. I will also engage with homeowners to gather feedback and help them understand the board's overall strategy.

Insurance and reserve balance are real challenges, and we need to come together to protect our property values and to make this a beautiful place to live and invest in. I have seen the progress made in the recent years by Mohiuddin Syed, George Tsacnaris and Nalaka Dias in resolving DEP violations and fostering a much improved relationship with Piscataway Township officials. Also taking action to get more done efficiently by replacing more roofs, bringing accountability/transparency, educating homeowners on financial challenges by sharing financials and meeting summary and dealing with the insurance challenges. They have initiated Hampshire court paving, retaining wall replacement, and communal EV Chargers for Homeowners to name a few which was never taken under consideration by any past boards.

I fully support the Collections effort that the President and Treasurer have undertaken. It appears prior Boards did not give this important matter enough attention allowing some balances to increase to very high levels. I believe the Board needs to be fair, but firm, in dealing with delinquent accounts. Now, more than ever, as costs rise, everyone owner needs to contribute their full share or be held accountable and not burden the majority of owners that do pay in full.

I intend to build upon this progress to make Society Hill at Piscataway the best place to live and to increase the property values for all. I encourage all of you to vote for me and the two other candidates who are running with me.

I am running for the Board of Trustees with Patricia Mincarelli and Matthew Phillips to help create a diverse Board in our very diverse community and bring positive changes, to do what needs to get done based on factual data and by taking a hard look at the budgeted items to spend efficiently our hard-earned money and make tough choices based on my years of experience in managing big, budgeted projects. I am committed to collaborating with current board and homeowners to make Society Hill at Piscataway the best place to live/invest for everyone!