

Anthony Blanco Candidate Profile

I am a longtime Society Hill homeowner and experienced business and technology professional. I am running for re-election because too many homeowners are fed up with the direction this community has taken under the current Board majority.

For years, residents have watched maintenance fees climb while being hit with more rules, more restrictions, and more hostility. Instead of focusing on affordability and basic homeowner service, the current majority has chosen secrecy, selective enforcement, unnecessary legal fights, and pet projects that homeowners are forced to fund.

Disagreement is too often treated as a problem to be silenced rather than a voice to be heard. Rules seem to apply differently depending on who you are. Routine issues become legal matters, driving up costs that every homeowner ultimately pays. Important decisions are too often controlled by a select few, while owners are left in the dark.

Society Hill deserves far better than politics, division, and waste.

If elected, I will work to:

- Stop wasteful spending and protect affordability
- Push back on excessive fee increases
- End selective enforcement and unfair treatment
- Restore transparency and open decision-making
- Reduce unnecessary legal expenses and conflict
- Ensure all Board members are included in decisions
- Improve communication with homeowners
- Focus on maintenance, appearance, and property values

This election is a choice between more of the same—or real change.

Please support **Kevin Wine, Anthony Blanco, Vincent Marchitto, Zahid Khan, and Hitendra Patel** to restore fairness, accountability, and common sense to Society Hill.

Teresa Douglas - Homeowner Since 1986

As an original Society Hill at Piscataway homeowner since 1986, I have a personal stake in every decision the Board makes. My commitment to this community spans four decades - and it drives my candidacy today.

Education & Professional Background

I hold a Bachelor of Science in Recreation and Leisure Services and a Master's Degree in Management. Since 2017, I have served as an employee of the Township of Piscataway. Prior to that, from 2001 to 2017, I managed National Job Corps programs as a federal government contractor overseeing multi-site operations, budgets, regulatory compliance, and staff across 16 years of public service.

Community Service

My volunteer record reflects a lifelong commitment to equity and accountability: Piscataway Domestic Violence Intervention Response Team; Human & Civil Rights Association of New Jersey; NAACP, Metuchen-Edison- Piscataway Branch; and Society Hill's own Covenant and Finance Committees, where I gained direct insight into our Association's operational and financial needs.

Why I Am Running

I am proud to align with a Board that has delivered real results: responsible infrastructure investment, financial stability without a special assessment, and enhanced community security. I reject claims of mismanagement and unresponsiveness - the record shows a Board that governs with integrity. If elected, I will maintain fiscal discipline, continue infrastructure improvements, ensure full transparency, **make certain every resident feel safe and represented.**

Please Vote for Our Team: Teresa Douglas, Mark Kelsey, Jay Patel, Lisette Romero Velez and Lin-Ing Wang.

"A Voice for Every Neighbor. A Vision for Our Community."

Mark Kelsey — Society Hill Homeowner Since 1986

I am a retired technology professional with over 40 years of experience at Fortune 500 companies, specializing in financial trading systems, automation and systems support across global enterprises in the US, Germany, London, Singapore, and India. I currently serve this community as Board Trustee and Treasurer.

A Record You Can Count On

At the February 2026 Board meeting alone, I cast 18 YES votes for the community — approving roof replacements, paving project, condo stairs engineering, meter stacks and balcony deck replacements, LED breezeway lighting for utility savings, the 2026 Capital Projects Budget, and a new Confidentiality and Ethics Policy. Every vote is documented in the public minutes.

Setting the Record Straight

I may be challenged on the following: supporting Trustee removal after documented threats to staff and board a member; supporting a budget that funds legally required “Reserve Study” compliance and real infrastructure needs; and **“the use the of electronic voting, per guidance from our prior legal counsel, for efficiency and long-term savings, and management’s clerical errors on 2025 Ballot.”** I stand by every vote. Each vote was made to protect this community — not for political convenience.

Vote for a dedicated team

I ask for your vote — and your support for Our Team: Teresa Douglas, Mark Kelsey, Jay Patel, Lisette Romero Velez and Lin-Ing Wang.

"A Voice for Every Neighbor. A Vision for Our Community."

ZAHID KHAN

I've been a homeowner here for 20 years, hold Masters and Engineering degrees in Electronics and Communication, and work in management at Mattel. I'm active in business and community service.

Last year, I was unfairly left off the ballot. Though I was upset, I won't let that stop me from running again—I still want to help our community:

- Amend bylaws to protect owners from abusive boards
- Host community events and the annual picnic
- Ensure open Board meetings and transparent decisions
- Maintain and repair our community as required by law
- Find innovative ways to reduce repair costs
- Re-open the clubhouse and provide responsive management

I do NOT support dividing the community. I will use my communication skills to:

- Address issues openly
- Negotiate solutions before lawsuits
- Rebuild the Board/homeowner relationship
- Ensure the Board works together as a team
- Keep the Board focused on policy, not personal conflicts

We waste too much money on unnecessary legal fees—over \$61,000 this quarter alone, on a \$5,000 budget! With more lawsuits pending, this could rise by \$40,000. These costs are avoidable and result from poor Board decisions and stubbornness.

****VOTE****

**Anthony Blanco, Zahid Khan, Vincent Marchitto,
Hitendra Patel, Kevin Wine**

Let's restore a reasonable, friendly Board for everyone.

Vincent Marchitto Candidate Profile

Elected to Board November 2025, but due to agreement on election lawsuit, I have to run again now.

I see so many things that need repair. I want to help Board maximize innovative arrangement with our crew to make required State of NJ repairs and minimize cost. My Society Hill experience in grounds-keeping, mulch, sprinklers, leaf collection, snow removal, pavers, conduits, and equipment operation/repair would help the Board make the best decisions.

If elected I will

- Improve the board/owner relationship
 - More communication
 - Give owners a voice
- Work to LOWER the maintenance fees – don't forget \$103.50/month increase in 2-years!
- Maximize in-house staff – like we used to!!
- Make management accessible
- Involve all 7 board members in all decisions
- Use my maintenance experience to make good board decisions

The Board needs to stop the practice of making false charges on trustees, using attorneys to attack trustees/residents, just to damage us. This is the same as manipulating the election like they were sued for last year! I have to run anyway, and they still trying to kick me off board right before election. For what point? More revenue for their attorney friends?? I am still here fighting for owner rights to be listened to, treated fair, and be respected – it goes both ways!

Please consider supporting our team so we can finally deliver changes! At least 4 Board members are needed to approve a change.

**Vote Anthony Blanco, Zahid Khan, Vincent Marchitto
Hitendra Patel, Kevin Wine**

Candidate Profile of Hitendra Patel

I am running for the Board with my other candidates **Anthony Blanco, Zahid Khan, Vincent Marchitto, and Kevin Wine**. I am an independent business owner and have called Society Hill home since 2003. I have decades of experience managing employees and finances and customer service.

I am running to restore accountability, transparency, and respect for the rules that govern our community. Too many recent decisions have been made without proper authority, without clear communication, and without regard for the bylaws that are supposed to protect all homeowners. Elections must be fair, transparent, and conducted in accordance with our governing documents—nothing less.

Our community deserves a board that respects the will of its members. Board members are elected by the homeowners, and no small group should have the power to silence or remove duly elected representatives. I will work to ensure that every trustee has full access to information, that decisions are made openly, and that all voices are heard.

We must also take a hard look at rising maintenance fees and unnecessary spending. Responsible financial management means exploring cost-effective alternatives, questioning large expenditures, and solving problems before they get to litigation.

Finally, I believe in restoring a culture of cooperation. Our community functions best when disagreements are handled respectfully, processes are followed, and leadership is guided by integrity rather than control.

It's time to return to common-sense governance: follow the rules, respect the members, and make decisions that serve the entire community.

Jay Patel — Candidate for Board of Trustees

With over 18 years as a Senior Staff Software Engineer and AI professional at GE Vernova, Barclays, and GE, I bring proven expertise in data-driven decision making, budget management, cost control, and process optimization. As a Design for Six Sigma Green Belt with four trade secret inventions at GE, I deliver measurable results — including reducing cycle times by up to 98.5% and eliminating significant manual inefficiencies through targeted automation.

What I See in Our Community

Society Hill's infrastructure is over 40 years old. New Jersey's Reserve Study Law must be met to avoid regulatory penalties. With 40 roofs replaced, only 8 remaining, balcony decks completed, stairs engineering underway, and paving scheduled — the current Board is delivering real results. I am running to continue and strengthen this progress with technology-sector discipline and transparency.

My Focus If Elected

I will apply data-driven, evidence-based analysis to every capital decision, ensure full Reserve Study compliance, support licensed professional work for all major projects, prioritize safety hazards — railings, sidewalks, common areas — and maintain strict fiscal discipline to protect homeowners from unnecessary costs and special assessments.

Vote for the Professional Team

I Humbly Request you to Vote for our Team: **Teresa Douglas, Mark Kelsey, Jay Patel, Lisette Romero Velez, and Lin-Ing Wang.**

"A Voice for Every Neighbor. A Vision for Our Community."

Lisette Romero Velez — Candidate for Board of Trustees

With over 30 years of experience at a Fortune 500 company managing complex, multi-year, multi-million-dollar projects, I bring proven executive-level leadership to this election. I have prior HOA Board experience with a demonstrated focus on renegotiating contracts, reducing operating costs, and delivering fiscal discipline.

What I See in Our Community

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My Focus If Elected

I will reduce unnecessary costs through responsible governance, partner with management on safety priorities — railings, rugs, sidewalks, common areas — and ensure every capital decision is driven by the Reserve Study and competitive bidding, not speculation.

Vote for the Full Slate

I ask for your vote — and your support for Our Team: Teresa Douglas, Mark Kelsey, Jay Patel, Lisette Romero Velez and Lin-Ing Wang.

“A Voice for Every Neighbor. A Vision for Our Community”

Lin-Ing Wang — Candidate for Board of Trustees

I have been a resident of this community for nearly five years and care deeply about its long-term quality, financial stability, and inclusive character. As a Rutgers PhD and biotech researcher, I bring a data-driven mindset along with hands-on experience managing research project budgets—balancing priorities, controlling costs, and making informed decisions under constraints.

My motivation to serve comes from first-hand experience. Within my first year here, I faced a \$2,000 special assessment related to a soil grading issue dating back to 2014. At that time, I joined meetings with the mayor and worked together with fellow residents to advocate for our community, helping reduce the assessment to \$1,200. I also appreciate the efforts of the 2022 board in addressing key issues, including soil remediation, paving Hampshire Court, and roof replacements.

In today's economic climate, with rising cost of living and increasing insurance expenses, it is more important than ever to make thoughtful, financially responsible decisions. I want to help strengthen reserve planning, reduce unexpected financial burdens, protect property values, and ensure transparency in decision-making.

I value the diversity of our community and believe it should remain a place defined by equality, respect, and a strong sense of belonging. I am running to help build a transparent, financially sound, and inclusive community for everyone.

Please Vote for Our Team: Teresa Douglas, Mark Kelsey, Jay Patel, Lisette Romero Velez and Lin-Ing Wang.

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Candidate Profile Kevin Wine

The last 7 years have been difficult. I am running this year along with candidates **Anthony Blanco, Zahid Khan, Vincent Marchitto, and Hitendra Patel**, for the five open seats on the Board. We need your help!

A 4-vote majority is needed on the Board to get anything done. We haven't had that for 7 years! We need a decisive election this year, so we can finally deliver what we promise.

Along with a supportive Board, I was the one that ran Society Hill from 2008 to 2018 in a much friendlier, logical, and economical way. 98% of the owners were happy. The other 2% weren't.

There are deep philosophical differences over how Society Hill should be run. We want

- Maximum value for the \$338.50 we pay monthly
- Fair elections
- Board transparency – decisions made in public
- Accessible management – not locked in a bunker
- Community engagement - not “apartment complex vibe”
- Board responsive to community needs
- Compromise on solutions

I have tried to reason with the Board for the last 7 years. Tried to fix last year's ballot and other mistakes but Board didn't listen. Made several offers to settle removal lawsuit this year but no, they don't want to budge. Their way or highway. If you don't like it, sue us. Three lawsuits in 4 months! One is from a contractor- Board tried to hide it!

Read about the last 7 years of Society Hill at www.savethehill.org

Elections matter. The Hill's future is for you to decide.