

## Teresa Douglas Email Statement

Hello neighbors. My name is Teresa, and I am an original resident of Society Hill @ Piscataway. I am running for the HOA board to ensure our community continues to move forward, responsibly managed and properly maintained.

40 years, one community, and a personal stake in every decision.

During my time I have witnessed the actions of the previous boards, with the most success working with a seasoned management company. I have had the opportunity to serve on the board and volunteer on the covenants and finance committees.

We experienced poor decisions under the self-management model which took us to and through financial pain. We must not go back in that direction.

The frivolous lawsuits, filed by community members who are actively running for the board, is wasteful and contributes to extra spending that should be directed to the major capital projects, and keeping the community safe.

I align with the progress the Board has delivered with roof replacements, balcony deck replacements, the initiation of the condo stairs Engineering and resolving DEP violations stemming from the pond dredging in 2014.

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, and make certain every resident feels safe, respected and represented.

Please Vote for Our Team: Mark Kelsey, Jay Patel, Lisette Romero Velez, Lin-Ing Wang, and Teresa Douglas. Let's build a financially strong, transparent, and inclusive community together.

## Email Statement of Candidate Mark Kelsey

My fellow homeowners, I have been a homeowner in Society Hill since 1986. I am currently a member of the Board and running in the June election to retain my seat. I would greatly appreciate your support in that endeavor.

As a trustee, I have put the needs of the community above politics. We are an aged development, getting older each year. I must admit that the financial requirements to maintain our investment and to preserve the value of our property is a challenge. The situation has become even more of a challenge due to the NJ Reserve Study Law and an increase in our insurance premiums following a catastrophic loss.

Allow me to give you a more truthful look at my record as a trustee for this community. Some of the items I voted for can be seen in the table below. It does not reflect every decision I made on our behalf, but it should give an idea of my focus on this community's needs.

Capital Projects Voting Record		
<i>Project</i>	<i>My Vote</i>	<i>Opposition Incumbents' Vote</i>
Roof Replacement – Critical Infrastructure	✓	✗
50 Balcony Decks – Safety Priority 2026	✓	✗
Road Paving – Hampshire Ct., Clubhouse Parking Lot & Manchester Ct.	✓	✗
LED Lighting Upgrade – Utility Savings	✓	✗
Capital Budget per NJ Reserve Study Law	✓	✗
Confidentiality & Ethics Policy	✓	✗
Bylaws & Policy implementation	✓	✗

I'm sure you have heard stories of unfairness, lawfulness, and excessive spending, but I can assure you that those characterizations are false. The misinformation cannot be challenged — any response will not reach the distribution to whom the claim was originally sent. My first impression would be that this information is a gross misrepresentation of the facts for events, but when so much detail is left out, in an effort to change the narrative, I have to call them what they truly are, 'lies'.

If re-elected, I will work to complete the capital projects that are unfinished, and server this community's needs with the respect and integrity it deserves.

Please Vote for Our Team: **Teresa Douglas, Lin-Ing Wang, Jay Patel, Lisette Romero Velez and Mark Kelsey.** Let's build a financially strong, transparent, and inclusive community together.

# Zahid Khan

May 22, 2025

This is a mass communication email being sent to all residents.

## PROJECT UPDATE

As we continue our series of community project updates, we are pleased to share additional completed improvements and enhancements that have recently been finalized throughout the property.

The following projects have now been completed:

- Clubhouse HVAC system repairs and replacement
- Pool retaining wall repair project
- Installation of new pool furniture for the upcoming season
- Pool pump room corroded pipe repairs and drywall installation improvements



## Vincent Marchitto May 29<sup>th</sup> Email Statement

I am running for the right of all owners to not be dismissed, disrespected, ignored, and then retaliated against for arguing with the board leadership.

I am sure many of you can relate to the level of frustration experienced when trying to bring a problem to the Management and the Board. It is difficult to get a hold of anyone by phone. It is difficult to get any meaningful response by email. And be careful what you say at meetings and how you say it. You may get a threatening letter from our expensive lawyers.

Almost no one goes to the meetings anymore, even though they are all online. There is no point. The Board has beaten everyone into compliance and silence – except me.

Your Board leadership spent \$40k removing me from the Board, six weeks before my term expired and I had to run for election anyway. In their mind, that is money well spent. That is just one of the many wasteful decisions they are making.

They could have submitted my lawsuit to the Board's insurance policy and only paid the \$5k deductible! But instead they used their very expensive law firm, so they could run up the legal bill and then blame it on me. They actually find it more important to waste your money so they can make a political attack, than to take the much less expensive solution.

As the final insult to us owners, the Board decided it was worth spending another \$1k in postage and printing cost to send their "Litigation Update" letter to all 545 owners. Their letter forgot to mention they could have used insurance and spend only \$5k. They neglected to mention they coerced me into agreeing to their ADR, with an arbitrator of their own choice, and threatened to hold the ADR hearing with or without me, if I did not agree. They also framed the trial court's decision like I was removed for misbehaving, when in fact the trial court applied NJ caselaw that said ADR decisions should be left alone by the courts, outside some exceptional circumstances.

But that's not the end – this election is being conducted by a third-party law firm, under a "Consent Order", signed by the judge. Paragraph 4 of that order prohibits the use of Association resources (letter, postage, email, etc.) for the purpose of "campaigning". In other words, the Board is prohibited from sending messages that could influence the election, but they just did it anyway. Now there is another dispute, which has to go to ADR, which will cost more money again.

What we have here is a group effort by 4 members of the Board, the management, and the lawyers, to exaggerate and fabricate false criminal charges against another board member they don't like, blow a few verbal disagreements out of proportion, and manipulate the ADR process to create just enough political attack material to go on their character assassination against me so I don't win. The Board gets what it wants, and their lawyer friends get what they want – more of our money.

If they are attacking me and another candidate this much, we must be doing something right. What are they hiding? Why am I such a threat?

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

## Weekly Email Statement for Hitendra Patel

I have lived in Society Hill since 2003, when it was run by another management company and things were going slowly down hill. Then I remember 10 years we ran the association ourselves. And then switched back to two different management companies in the last 7 years.

People complain about self management, but it was a lot better than the management companies. Their style of management is very different. It is difficult to get help sometimes. There are more and more rules and restrictions. They took away the community events. They use a lot of outside contractors instead of our crew. There is no onsite grounds manager anymore. They waste money fighting losing fights for no reason. And the fees have doubled since 2018. They blame the insurance and the fire and the State laws. Maybe, but I think they have more control than they realize or want us to know.

As a small business owner, I see all that is happening. I know about employees and buildings and accounting and how to run the business efficiently. I want to see the same way here again. A lot of good things happened when we had self-management. Did everyone forget? The place was cared for, by people that cared about how it looked and how it felt. I feel that is gone now. Is it really better now?

Hello neighbors,

My name is Jay Patel, and I have lived on Hampshire Court for over two years. I am running for the HOA board because I believe our community deserves stable, responsible leadership that protects our homes and keeps costs under control.

During my time on the Board I have seen how important it is to support critical infrastructure projects. For example, the new road pavement on Hampshire Court has been a great value addition to our community - improving safety, appearance, and property values for all of us who live here. Unfortunately, some candidates running for the Board have voted against essential maintenance such as rooftop replacements and pavement repairs. This makes it much harder for the Association to protect our property values and avoid even larger costs down the road.

An Alternative Dispute Resolution (ADR) process was already scheduled and offered, as required under New Jersey law. Two candidates from the opposing slate chose to bypass ADR and file a lawsuit instead. This decision cost the Association approximately **\$40,000** in legal expenses. The court ultimately dismissed the matter with prejudice.

In contrast, the current Board has proactively approved multi-year contracts for trash removal, property management, and pest control. These agreements help regulate and stabilize our expenses, protect residents from short-term rate spikes, and support long-term financial predictability.

Nobody likes higher HOA fees or special assessments. However, due to recent changes in New Jersey law regarding capital reserve funding (S3992) and rising insurance premiums, many of these increases are out of any Board's control. Framing required compliance as "wasteful spending" is simply not accurate - every elected board will be legally bound to follow these rules.

What truly hurts our association is the unnecessary litigation and division. We believe Society Hill deserves a stable, experienced Board focused on fiscal responsibility, necessary maintenance, and transparent communication that benefits every homeowner.

Please Vote for Our Team:

**Teresa Douglas, Mark Kelsey, Jay Patel, Lisette Romero Velez, and Lin-Ing Wang**

Sincerely,

Jay Patel, Candidate for Society Hill Executive Board

Hello neighbors! My name is Lin-Ing, and I have been a resident of Society Hill at Piscataway for the past five years. I am running for the HOA board to ensure our community is properly maintained and responsibly managed.

Within my first year here, we faced a surprise \$2,000 special assessment for a 2014 soil grading issue many had never heard about. Dedicated neighbors stepped up, asked questions, and helped reduce the fine to \$1,200. I supported these efforts by attending meetings and speaking with local officials. This experience showed me what we can accomplish when working together, and I want to continue contributing.

Unfortunately, I see similar patterns taking shape today. For example, the promise of cheap internet along Hampshire Court failed to serve its purpose and left us with uneven pavement until 2024. Several other capital assets are still in desperate need of repair. When people make unrealistic financial promises or choose poorly planned, risky solutions, the whole community suffers. Using cut-rate labor costs us more in the long term due to the potential for poor workmanship, and it puts us in legal jeopardy if contractors are improperly licensed. If elected, my fellow candidates and I vow to allocate funds toward necessary, high-impact projects—such as new roofs, balconies, and stairs—installed by licensed professionals to maximize our return on investment.

Nobody likes higher fees. However, recent New Jersey laws require us to maintain specific capital reserve funds. Combined with rising insurance premiums, these costs are out of the Board's control. Framing mandatory increases as "wasteful spending" is disingenuous; any elected board must legally comply with state laws and unavoidable insurance hikes.

What is truly wasteful—and what actively hurts our association—are the frivolous lawsuits being filed by community members who are actively running for the board. I fail to understand the urgency and necessity of these lawsuits rather than spending on major capital projects or any other initiatives that improve the community. If my team and I are elected, we promise to initiate Alternative Dispute Resolution (ADR) and avoid litigation to save homeowners' hard-earned money. We have already seen how recent litigation cost the association \$40,000, and this must stop.

Lastly, while most of our data, meeting minutes, and financials are readily available to residents in the Connect portal, navigating the details regarding ongoing litigation matters and reserve study planning can sometimes be confusing. While I do not believe this information is intentionally being withheld, our documents and communications must be better organized and maintained in a centralized, easily accessible location to reduce confusion and rumors. Improving transparency is vital to establishing an unbiased narrative—not just for me, but for all residents in this community.

Please Vote for Our Team: **Teresa Douglas, Mark Kelsey, Jay Patel, Lisette Romero Velez and Lin-Ing Wang.** Let's build a financially strong, transparent, and inclusive community together.

## Email Statement from Kevin Wine - Another side to the story???

**THE RECORD SPEAKS CLEARLY — SETTING THE FACTS STRAIGHT**  
Society Hill at Piscataway • 2026 Board of Trustees Election

KEY VOTE — February 2026 Board Meeting (Verified Public Record)	INCUMBENT CANDIDATE	OPPOSITION INCUMBENT
Roof Replacement — Critical Infrastructure	YES ✓	NO ✗
50 Balcony Decks — Safety Priority 2026	YES ✓	NO ✗
Stairs Engineering & Replacement Program	YES ✓	NO ✗
Paving — Hampshire, Clubhouse & Manchester Ct.	YES ✓	NO ✗
LED Lighting Upgrade — Utility Savings	YES ✓	NO ✗
Capital Budget per NJ Reserve Study Law	YES ✓	NO ✗
Confidentiality & Ethics Policy	YES ✓	NO ✗
Bylaws & Policy Implementation	YES ✓	NO ✗

Two opposing candidates filed a lawsuit against the Association claiming the removal was illegal. The Superior Court dismissed it WITH PREJUDICE on May 12, 2026, upholding the removal as justified and legally permitted (Judge Camp ADR & Superior Court).

■ Opposition incumbents voted NO on safety projects and now promise lower fees without a tangible or factual plan. Look at the votes. Judge the record.

■ **Opposition Misspending Record**

Thousands of feet of buried conduit — never used. Generator panels with costly wiring. Flood lighting installation opened grounds for significant DEP & Township fines & penalties — none assessed, but the risk was real — plus a special assessment on every homeowner. We spent effort & return to self-management and past mistakes.

✓ Money must be spent on what truly needs to be spent on.

■ **Selective Compliance**

The capital budget per NJ Reserve Study Law is now cited as “mismanagement” by the same voices that deferred maintenance for years — creating the 40-year infrastructure crisis being corrected today. Compliance applies every year, not only when politically convenient.

✓ Our Team’s promise: follow all laws & regulations — every time, no exceptions.

■ **Money Wasted on Litigation**

Two opposing candidates filed civil litigation against the Association. As a result, the Association incurred approximately \$40,000 in legal and arbitration-related expenses, including costs before Judge Camp. The Superior Court dismissed it WITH PREJUDICE on May 12, 2026. ADR is faster, cheaper and must always come first.

✓ Protect homeowners — resolve disputes through ADR first, not litigation.

**VOTE FOR THE PROFESSIONAL TEAM:**  
Teresa Douglas • Mark Kelsey • Jay Patel • Lisette Romero Velez • Lin-Ing Wang

**50 Balcony Decks** – At \$1k each, just for labor. We bought materials. Crew can do this in the off seasons, like we used to. Why are we de-leveraging the crew??

**Paving – Hampshire, Clubhouse & Manchester** – Hampshire turned into over \$500k. Clubhouse/Manchester set for \$150k, for 1/20<sup>th</sup> the area. That’s why we voted NO.

**LED Lighting Upgrade** - \$16k contract to Board’s favorite electrician to replace all breezeway fixtures. Could have just installed LED bulbs in existing fixtures for less than \$2k. That’s why we voted NO.

**Capital Budget per NJ Reserve Study Law** – included \$18k to replace working clubhouse HVAC system that just needed minor repairs. And replace a bunch of pipes because they “looked corroded”. Total waste. That’s why we voted NO

**Confidentiality and Ethics Policy** – 24 pages of new rules to shut down free speech rights of minority Board members and create new ways of removing them from the Board. BIG NO.

**Bylaws and Policy Implementation** – There wasn’t any item with this title on the agenda, so not sure what it was we voted NO on. Minutes are on savethehill.org!

**Stairs Engineering and Replacement Program** – The way they want to do this is going to be over \$1M!!! And no mention of breezeway carpets, which are the real safety hazard. That’s why we voted NO.

**Opposition Misspending Record** – They must love cablevision, because that’s why we have no other choice. Still no wireless internet available here. No Starlink because Board banned antennas. Community internet project cancelled by ignorant Board members who know nothing about enterprise level IP service, and they’re proud of it!

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