

Anthony Blanco – Candidate Email for June 12th



The Facts

- Monthly maintenance fees have nearly doubled over the last 8 years, from \$171 to \$338.50 per month.
- Homeowners paid a \$1,200 special assessment in 2022, and fees continue to rise.
- The current Board majority keeps approving more spending while homeowners are being asked to pay more.
- More work is being outsourced to contractors instead of using the in-house maintenance team we already pay for.
- Contractors charge overhead, profit, insurance, and administrative costs on top of the work being performed. Those extra costs ultimately come out of homeowners' pockets.

If we continue down the same path, fees will continue to rise.

Our team believes in:

- Smarter spending
- Better use of the in-house crew
- Lower legal and consulting costs
- Transparency and accountability
- Protecting homeowners from unnecessary fee increases

Vote for change. Anthony Blanco, Zahid Khan, Vincent Marchitto, Hitendra Patel, Kevin Wine

Teresa Douglas Statement

YOUR VOTE COUNTS!

Dear neighbours,

To help everyone better understand this Board election and the future direction of our community, we would like to share some information for your consideration.

Lessons from Past Decisions

Over the years, several major community projects have resulted in significant costs to homeowners. These include the Lancaster Pond project, which ultimately led to a Special Assessment of approximately \$1,200 per unit, a community-wide internet infrastructure project that remained unused for more than a decade, and other decisions that increased long-term maintenance and legal expenses. These experiences remind us of the importance of careful planning, financial oversight, and responsible decision-making.

Protecting Our Community and Property Values

Society Hill was built in 1986 and is now nearly 40 years old. As our community ages, roofs, stairways, roads, drainage systems, and other infrastructure require ongoing maintenance and replacement. Delaying necessary repairs may reduce costs in the short term, but can increase expenses and negatively affect property values in the long run.

Our Vision and Commitment

We believe the Board should operate with transparency, open communication, professional planning, and responsible financial management. Every dollar should be spent on projects that improve community safety and protect property values.

Over the past four years, the community has completed or advanced several important projects, including the replacement of 24 roofs, Hampshire Court paving, EV charging stations, meter stack replacements, condominium deck replacements, retaining wall design and permitting, and landscaping and infrastructure improvements.

While meaningful progress has been made, much work remains. If elected, our team will continue to prioritize critical infrastructure projects, maintain strong financial oversight, and provide regular updates to homeowners regarding community projects and finances.

The future of Society Hill depends on homeowner participation. Every vote matters, and we respectfully ask for your support.

Your vote will help shape the future of Society Hill. Thank you for your support!

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

Email Statement of Candidate Mark Kelsey

My fellow homeowners, If you have not voted in the 2026 election to select representatives to serve the community as a trustee members, then you should do so immediately.

I would like to be considered your choice as a trustee, and here is the reason:

I have been a board member since April 2025. I must admit that I was reluctant to get involved to this extent. While I was a part of the group of homeowners who met with the mayor, seeking a resolution to the fines this association was being assessed for project violations, I only wanted, like many of you, to minimize cost while preserving property value. But let's be realistic and face the fact that we live in an association-based community — rising costs of goods and services will be determined by the economy, laws, and maintenance needs. There is no way around that fact.

I was asked to join the board to fill in for a member who was in violation of a rule; that person happens to be running again in this election. I was only going to serve out that term and be on my way. It became clear that, for the sake of my property value, I might want to stay a while longer. In the last election, which we are doing over, I won a seat with your help, of course.

The opposition would have you believe that we are wasting our money on our needs. Make no mistake, they want to return you to the days of self-management. Yes, your fees were held constant, but that should not have been the case. Furthermore, in the end there were unexpected costs associated with projects that went nowhere. Projects performed in violation of township and DEP ordinances. This part will really cause you to wonder — If it was more cost effective to have more staff and do everything in-house, why were we trying to conduct a forensic audit to find all the money that should have been saved?

We could take projects on with current crew members, but we only have 4 employees. Not to mention that not all 4 are skilled in type of work that must be performed to maintain this community. Quite honestly, we always consider using our employees before turning to outside vendors. They cannot pave roads! We did consider them for the deck project, but their timeline to complete the effort was not something we could risk. The most skilled and senior member of our staff identified the decks as posing serious risk to safety. We couldn't afford to wait for an accident before acting to repair these hazards.

In closing, I would state that the members of the board who voted to support projects to maintain this community are not bad people, as you might be led to believe. We chose to fix problems by way of trained, insured professionals. Rather than slapping paint on 18 year old pipes to hide the fact that they were in need of replacement.

As a representative for our community, I will behave in accordance with my fiduciary responsibility to treat everyone with the respect I would expect in return.

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.

June 12, 2026 Email Message for candidate Zahid Khan

Here are some recent pictures of the recycling dumpsters.

They have regularly looked like this for **8 months**.

Suddenly this last week the Board and Management have finally realized that maybe they should try and do something about it – coincidentally, right in the middle of an election.



This is not a difficult problem.

The containers are too small, or they are not emptied frequently enough.

We would have had this solved in a few weeks or less, without the motivation of an election.

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

Vincent Marchitto Statement

First, I want to reassure everyone that I did NOT assault anyone, nor would I! And yes I am still a candidate!

This has become ridiculous. People have been twisting verbal disputes into something they were not. No one touched anyone – there was no “assault” of any kind. But if you read some of the letters, you would think I physically attacked someone. That is simply not true. If it was, I would have been arrested and charged with assault. The police reports document no criminal actions, yet at the same time people continue to try to frame it like I did.

They blame me and Kevin for costing them \$40k in legal expenses (still not confirmed), while the invoices for general legal services from **January to April of 2026 are \$164,000!!!** They turn everything in to a legal dispute – unprecedented and totally avoidable. At this rate legal expense will be \$500k for 2026!

The thing that concerns me, and that should concern all of us, is the level to which the board leadership is willing to go to deceive and misrepresent the facts. If they are willing to do that in their attack against me and other candidates, what are the chances of them doing this to us on other matters? Like hiding a lawsuit against the association by one of their contractors? Like directly or indirectly keeping me out of my board member website access for over 4 months! Like conducting “board meetings” with just their 4 members, leaving out me and Mr. Wine and Mr. Blanco?

There was an anonymous letter circulated a week ago, to many of us owners. It was anonymous because they knew that what they said could get them sued. It was in support of the other candidates – Theresa Douglas, Mark Kelsey, Jay Patel, Lisette Romero Velez, and Lin-Ing Wang. I know when things get this nasty, most people tune it out, but some of the claimed “facts” are so ridiculous I feel they should be clarified.

The lawsuit was filed because we believed the board and counsel were wrongly applying N.J.A.C. 5:26-8.11(b). The provision allowed the board to remove a member “...for good cause directly impacting the member’s ability to serve.” We felt this was intended to cover situations in which a trustee had become incapacitated (illness, injury, stroke, dementia, etc.), disappeared, been incarcerated, deployed in the military, etc. We did not feel the language was intended to be a “catch all”, allowing boards to remove their own members for whatever they want to define as an “ability to serve.” It is a legitimate legal question of legislative intent, which we still feel is being misinterpreted. There is no caselaw in NJ which clarifies the intent of 5:26-8.11(b), so the issue would have to be put to a higher court for review. In the meantime, it is being used to arbitrarily remove board members.

The matter went to arbitration, so there was an arbitrator involved, and since there was also a lawsuit it then went to a trial judge. That’s it – I don’t know why they think three judges were involved.

The various motions that I, Anthony, and Kevin voted NO on was explained in the last mass email. All of those motions had bad things attached to them, all of which were a waste of money, which is why we voted NO. The current board majority is not very willing to negotiate to arrive at a consensus, so it just uses its 4-vote voting block to ram its motions through.

As another example of the current absurdity, I just received yet another letter from one of the board’s 5 attorneys, claiming that I “...honked [my] horn and shouted at the Association’s maintenance staff while hanging out the window of [my] vehicle in a disrespectful, offensive manner...” I was waving “HI” to some of the crew as I drove by, and look what that gets distorted in to. Another \$300 wasted on sending me a letter.

Finally, the board is still obsessing over me and the clubhouse, saying I have been “trespassed”, yet there is no court order or restraining order. The board continues to try and use the Piscataway police to enforce their internal rules, and often the police allow themselves to be manipulated into such a position. Municipal law enforcement has zero jurisdiction over the internal rules and regulations of a private corporation such as Society Hill.

Thank you for taking the time to hear my side of the story. Candidate Vincent Marchitto

Lin-Ing Wang Statement

Dear Neighbors,

My name is Lin-Ing. As a resident, I care deeply about the long-term success of our neighborhood.

Our community is at an important crossroads. Built in 1986, Society Hill is now nearly 40 years old. As our facilities age, essential infrastructure like roofs, stairs, roads, and drainage systems require continuous maintenance and updates. For many years, in pursuit of keeping HOA fees low on paper, the community's investment in major capital repairs was very limited. Because of this, many big, overdue capital projects have caught up with us. While our current board has actively made changes to renew and update these urgent repairs, our reserve fund is at just 5%. At the same time, strict new New Jersey laws (S2760 and S3992) demand that we fully fund our reserves and pass new building safety checks. Figuring out how to ensure our community gets this necessary maintenance while keeping the budget under control will be our core focus.

Experts estimate that over 75% of New Jersey HOAs did not have enough money saved when the new law passed. We are not alone in this challenge. However, fixing this is no longer a job for guessing. It requires professional skills and critical thinking to make the best decisions. We need smart, careful leadership to rebuild our finances without putting too much stress on homeowners.

Why Vote for our team?

- **Using Data & Expert Advice:** Following NJ's new laws is complicated. With our team's professional background and experience, we will work with engineers and financial experts, ask the right technical questions, and push back on high contractor prices. We will make sure the board relies on facts and real experts, not quick guesses.
- **Lowering Risks & Prioritizing Safety:** As we start these big repairs, the safety of our residents and workers is our top priority. With our reserve fund at just 5%, any workplace accident would be terrible for our finances. We will make sure the board carefully checks contractor insurance, enforces strict safety rules, and lowers risks to protect us from expensive lawsuits.
- **Smart, Early Maintenance:** Catching problems early prevents huge repair bills later—this is the best way to protect our low savings. By incorporating routine care (like vent cleaning), we can balance fair community rules with good, timely maintenance.

Our Key Priorities:

1. **Smart Money Management:** Using facts and expert advice to rebuild our savings carefully.
2. **Safety First:** Zero tolerance for safety risks on any community projects.
3. **Being a Gatekeeper:** Making sure we spend every dollar on things that are necessary and actually improve the community.

Let's work together to fix these challenges and make Society Hill at Piscataway an even better place to call home.

Please vote for us: Teresa Douglas • Mark Kelsey • Jay Patel • Lisette Romero Velez • Lin-Ing Wang

Email Statement of Candidate Hitendra Patel

The first attempt at the 2025/26 election took place on June 2nd. The quorum requirement was 264 ballots, and 177 ballots were received, which was very good for the first round but still 87 short of quorum. So the election was adjourned to July 7th. The new quorum requirement will be 218 ballots, if the delinquent total remains constant. It should be no problem to get 34 more ballots in a month, so I am looking forward to the election on July 7th.

We still need your help to finally close this chapter of Society Hill history. If you lost your ballot package or never receive it, there is still time to request a replacement. You have to send an email to smlenak@greenbaumlaw.com with your name and address, and ask for a replacement ballot package. There is time, but do it soon!

You only need to return the ballot this year! The proxy form is only needed if you want to appoint a proxy holder to vote for you – chose one or the other but not both. Ballot has to go in white envelope, then white envelope in yellow envelope. Mail or put in blue ballot box at clubhouse.

Most of the elections are decided by only a few votes. The difference between the winning candidate and the losing candidate can be only 10 votes or less. It is critical for you to vote. I think there will be another fee increase later this year, and they will try to blame it on some of my fellow candidates. We already pay nearly \$2.5 million a year. That should be enough.

Remember that a majority is needed on the board to pass a motion. I see the current board does not want to compromise too much. We need all our members elected to make better decisions, to help the owners and help the community, not divide the community.

Here is what the envelopes looked like. Some people said they never received it, but maybe they didn't realize how it looked.



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

Email Statement of Candidate Kevin Wine

Why is it so difficult to get a clean election here? The board majority is still using its position and resources to put out messages which are clearly intended to influence the voting.

Their last “litigation update” just happened to be received by all the owners on the same day as the election ballots were received. Coincidence? I guess so.. That message created considerable confusion amongst the voters. Can you still vote for candidate Marchitto? The board has refused to clarify that question – no surprise there. The answer is YES, by the way.

We have departed so far from how the board and the elections were run from 2008 to 2017. Back then, we made certain to keep it fair and open. That is how it should be. That is how it will be if we have the opportunity to correct it.

Some past elections have been nasty, but this one tops them all. More false accusations against me, and attempts to file criminal charges against us. Imagine how much better things would be if the board just followed the rules and played fair. We have 6 attorneys – yes – six attorneys, working against us right now. At considerable expense. I have not seen any confirmation of the \$40k they keep crying about – it may not even be accurate. What I do know is that the board is making extensive use of its legal counsel - \$85k in just the first 3 months. That’s insane. There are multiple lawsuits. There are multiple disputes. And the April financial statement only shows \$41k in general legal expenses!?! It’s really \$85k. What is the board and management up to now??

“Voting for Kevin will set us back 20 years”

Precisely – the fees would be lower, there would be no litigation, the sprinklers would work all the time, the grass would be green, the dead trees and bushes would be removed, the tree stumps would be removed, the trees would be trimmed, the actual safety issues would be addressed, the crew would be used for as much as possible, the community events would still be happening, the board and the management would be friendly and helpful to the owners, someone would answer the phone when you call the office, there would be no secret board meetings, we would try to find compromise solutions whenever possible, and people with technical knowledge of all the systems would be making the optimal decisions to maximize value.

That is the total opposite of what we have now. And the massive fee increase over the last 7 years makes that point. The fees are the final thermometer on how well the place is run. When things are not run well, the costs go up. Sure there has been inflation, and law changes, and whatever else gets blamed, but at the same time there have been numerous sub-optimal decisions that have cost us dearly.

The reason I wasn’t able to do anything for 7 years was because 4 votes are needed on the board to pass a motion. It’s just been me and Anthony, and briefly Zahid and later Vincent. I wasn’t even on the board from December 2021 to March 2024 – remember that? The “mound” decisions were not on me. If you want operational sanity restored, we need all 5 of our team elected.

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