

Anthony Blanco – Candidate Email for June 26th

The Facts

- Monthly maintenance fees have nearly doubled over the last 8 years, from \$171 to \$338.50 per month.
- Homeowners already paid a \$1,200 special assessment in 2022, and fees continue to rise.
- At last week's open board meeting, the current Board majority continued the same pattern: more spending, more outsourcing, more legal involvement, and weak explanations.

Examples from the latest Board meeting on June 16, 2026:

- Another approximately \$150,000 was approved for the retaining wall, even though it was planned around \$100,000 to \$115,000 and roughly \$110,000 has already been spent or incurred. The wall is now tracking around \$260,000. This is what losing control of a project looks like.
- \$17,600 was proposed for Apollo Glass to replace two clubhouse side doors that were replaced in 2008.
- \$9,550 plus tax was proposed by Teyma for additional clubhouse/pool-area doors.
- \$4,750 plus tax was ratified for Teyma plumbing/leak repairs after the money was already spent. Management stated emergency repairs can be authorized before a Board vote, with no stated dollar cap. At minimum, interior items should have been reviewed for homeowner insurance responsibility.
- \$4,650 was proposed for Tech Services to replace a fire alarm system we were told may have only needed to be turned back on. It also adds recurring annual costs.
- \$4,114.25, plus annual cloud fees, was proposed for Main Access controls tied to those same doors.
- Becker counsel stayed for the entire meeting, at a cost that can run \$325 to \$425 per hour for associate attorneys, and contributed little or nothing of substance. Homeowners should not be paying lawyers to sit through ordinary Board business.
- An armed security guard was also present, based on a prior approval at \$30 per hour. Even small costs add up when the answer to every issue is another outside bill.

This is exactly the pattern we need to stop.

Our team believes in:

- Smarter spending
- Better use of the in-house crew
- Lower legal and consulting costs
- Clear explanations before money is spent
- Transparency and accountability

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

Email Statement of Candidate Mark Kelsey

Dear Homeowners,

As a sitting Board member who was personally named in a lawsuit filed by another sitting Board member, I believe it is important to address several inaccuracies that have been circulated within the community.

First, the Association did submit the Marchitto/Wine lawsuit to its insurance carrier. Any statement suggesting otherwise is incorrect.

Second, the Association did not coerce or threaten Mr. Marchitto regarding the Alternative Dispute Resolution (ADR) proceeding. Although the Board had legal authority to remove Mr. Marchitto based on his conduct, the matter was referred to ADR out of an abundance of caution so that an independent determination of good cause could be made. Mr. Marchitto was given the opportunity to participate in the process. When he initially chose not to do so, the Association informed him that the proceeding would continue regardless of his attendance. This was not a threat, but rather a notification that the Association would move forward while still providing him with full due process. Mr. Marchitto ultimately participated voluntarily and was able to present his position to an independent arbitrator.

Third, statements regarding the outcome of the arbitration and subsequent court review have been misrepresented. As previously communicated to the community, Arbitrator Judge Camp issued a written decision on April 22, 2026, finding that the Board's removal of Mr. Marchitto was justified and permitted under N.J.A.C. § 5:26-8.11(b), which allows removal of a Board member for good cause affecting the ability to serve. The arbitrator found that Mr. Marchitto had agreed to abide by the Board's Code of Conduct and that his repeated aggressive behavior demonstrated a pattern that impaired his ability to serve effectively and safely.

On May 12, 2026, Judge McCloskey reviewed the matter and adopted the arbitrator's decision in full. The court specifically noted that "the conduct was not in dispute, and the Board's actions were supported by clear evidence and testimony."

Finally, allegations that criminal charges were based on fabricated or false claims are untrue. Criminal charges were pursued because of conduct that created a fear of bodily harm.

I ask that you remember these facts when you cast your ballot, we must fix the community that was broken and subject to benign neglect and restore financial stability while following the State's reserve study laws.

Those who claim that community enhancements, repairs and replacements are "*frivolous spending*" are not the problem solvers, in fact, they are the problem.

"A VOICE FOR EVERY NEIGHBOR, A VISION FOR OUR COMMUNITY"

VOTE FOR THE PROFESSIONAL TEAM:

TERESA DOUGLAS * MARK KELSEY * JAY PATEL * LISETTE ROMERO VELEZ * LIN-ING WANG

Email Statement of Candidate Zahid Khan

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 not much time!! Almost 2 weeks left before the election.

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 \$2.3 million a year. That should be enough to run the place.

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

My Side of the Story

Update by Vincent Marchitto, June 26, 2026

I missed the June 16th Board meeting, because I was at the Piscataway Municipal court that night. The last of the Board's alleged criminal charges against me were DISMISSED. What is this – the 4th time now?

My previous bi-weekly candidate statement was also flagged, but I responded in time to get it fixed. I mentioned too many people directly. The rules have ended up allowing the Board to put my name and other candidate names in their mass mailings, but the rules don't allow me to do the same.

I tried to request the official police report from the June 2, 2026 annual meeting where the Board again called the police on me for no legitimate reason, but was told the report could only be requested by an attorney. That is ridiculous but it doesn't matter. I submitted an open public records request for the officer body camera footage, and the 911 call audio. It was very interesting because now I have proof that they lied on the 911 call to the dispatcher, and then later they lied to the officer about my actions. They also made a false and malicious remark to the officer about my mental state. They continue to use the Piscataway Police Department to enforce the Association's internal rules and regulations against me. The police can only enforce criminal statutes. They both should know this, but the Police keep allowing themselves to be manipulated as the internal Society Hill police force.

I mention all this to you so you know how the current Board leadership operates. This is a totally inappropriate way to deal with opposing opinions and arguments. All the Board members are elected by the owners, so you have a right to know all the sides of the story and what is really going on so you can decide. Trying to silence any opposition by character assassination is not going to give you a properly functioning group decision making Board of Trustees. What it will do is preserve the current leadership status quo and suppress the truth.

Speaking of the truth, I see there was another anonymous Society Hill "Truth Social" mailing this week, in support of the other 5 candidate team. The letter contained several internal details that only someone very close to the internal association operations would know. I am prohibited from speculating on who that might be, but you can probably figure it out.

The letter claims to be all fact, when in reality it contains several misstatements of fact. They even have me directly quoted as saying something I never said, after blasting out exactly what I did say several weeks ago in one of their "litigation updates". They make reckless and false accusations against the other candidates on my team, anonymously of course, so they think they are safe.

One could ask the same question they ask – "are these the type of people you want running Society Hill???"

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

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

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. I also strongly believe that we can bring back the harmony and trust of the home owners by choosing the right thing to do and leaving the personal issues aside. So my honest efforts will be there to resolve issues as early as possible.

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.

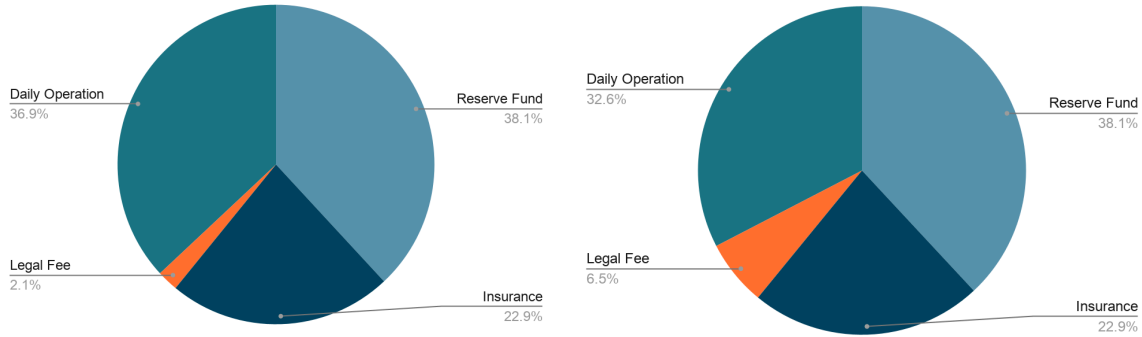
Please Vote for Our Team:

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

Hello Neighbors,

My name is Lin-Ing and I'm a homeowner in Society Hill. With the recent hike in our monthly association fees, I was equally curious about the cause and exactly where our money is going. I dug into this year's approved budget and the latest quarterly financial reports and here are my observations:

1. How Your \$338.5 Monthly Fee is *Actually* Spent: The Budget vs. The Harsh Reality



2026	Original plan	Harsh reality	
Reserve fund allocation	38.1% (\$129)	38.1% (\$129)	Legally mandated by New Jersey
Community insurance	22.9% (\$77.5)	31.1% (\$105.3)	Original number is based on the expected premiums
Routine legal fees	2.1% (\$7.1)	6.5% (\$22)	Original number is for standard contract reviews or general legal matters
Daily operations	36.9% (\$124.9)	24.3% (\$82.2)	Property management, staff payroll, landscaping, snow removal, and maintenance

2. Why are our fees rising and what derailed the current plan?

Close to 60% of the increase is due to the reserve fund and unavoidable insurance hikes. Due to the fire in 2023, inflation, severe weather and more expensive repairs, etc., the original cost of our insurance plan has nearly doubled. Secondly, New Jersey has implemented a new law compelling every community to keep a much larger cash reserve on hand. Third, past boards have neglected necessary projects, which forces the current board to invest major capital. These factors make fee hikes unavoidable and present a difficult financial challenge for everyone.

Soaring insurance premiums and unprecedented legal fees have severely impacted our original budget. The current board is fighting to stabilize insurance costs by de-risking contract works, catching up on vital repairs, and implementing routine maintenance to lower our accident rate. However, we unexpectedly exhausted our entire annual legal budget in just the first four months of the year. Every dollar spent defending against expensive internal lawsuits is a dollar taken from our daily maintenance, landscaping, and community upgrade budget.

To protect our community's future and your property values, let's work together to reduce unnecessary litigation, rebuild our reserves, and safeguard our investments. **Let us be your voice!**

Vote for Teresa Douglas • Mark Kelsey • Jay Patel • Lisette Romero Velez • Lin-Ing Wang

Email Statement of Candidate Kevin Wine

This is the last round of bi-weekly statements, since in all probability the election will take place on July 7th! I will resume sending my own community email updates after today.

Did you notice my last email statement was missing?? It was flagged. They sent me an email with a deadline to “correct” it, but I don’t check that email box every day so I missed it. I didn’t think I was saying anything controversial, but was told my statement could discourage participation in the election.

The Board’s May 15th Litigation Update created some confusion with a few voters, so I just said that candidate Marchitto is still fully qualified to run in the election. The election consent order prohibited candidates from using Association resources to campaign, and since one of the Board members that approved the Board’s May 15th update is a candidate, it seems the Board’s message should have been flagged, but it wasn’t. Doesn’t this seem a bit unfair??

I complained about the general legal expenses, which are now invoiced at \$164,000 through April 30, 2026. That’s insane. The Board has gotten itself involved in multiple lawsuits and disputes. Everything turns in to a legal conflict. I still don’t have confirmation of the alleged \$40k the Board spent defending itself, but was promised some info this week. I am also waiting on an explanation of why \$46,236.44 of general legal expenses were backed out, making it look like general legal expenses were only \$41,733.46 as of the April financial statement.

“Voting for Kevin will set us back 20 years”

Precisely – the fees would be lower, there would be no litigation, sprinklers would work all the time, grass would be green, dead trees and bushes would be removed, tree stumps would be removed, trees would be trimmed, actual safety issues would be addressed, crew would be used for as much as possible, community events would still be happening, board and the management would be friendly and helpful to the owners, someone would answer the phone when you call the office, 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 measurement 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 board continues to be mesmerized by its “professionals”, as those very professionals continue to separate us from our money. For recent example: \$164k legal fees in 4 months, \$250k+ on the pool wall, \$250k extra on paving, \$400k+ wasted on the “mound” removal and giant trenches behind Harwick.

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