

# LAKESIDE AT HEATH

Homeowners Association

## Janet Sebile Candidacy Statement

Please tell us about yourself, as well as your vision and goals for the Community of Lakeside at Heath Homeowners Association, Inc.

I have lived in LAH since March of 2018. I moved here to find a great area for myself and my parents who are in my care. I still have my mother with me but we lost my father in 2019. I am a native Texan with a masters in Business Communication and BA in speech. I enjoy cooking and a good bottle of wine with friends. I have had a full time real estate practice since 2000. This has allowed me to observe various neighborhoods over the years and how they progress. My goals are to be involved in our HOA in order to protect, grow and develop our community and our property values. I want to be able to discover and understand the needs in our community in order to create and implement common sense, workable solutions and procedures that will sustain and increase our property values, bring ease and enjoyment to the community and make it a place you can comfortably call home.

Why would you like to serve on the Board of Directors?

With the influx of new Texans to our area, the development of new technology, new business models and the like, many new ideas and concepts have been developed throughout our communities that affect us in ways we may not fully understand. Those can include Air BNBs, different types of leases, security, home based business, parking, storage and more. I want to be a part because I think it is important to take a common sense approach to first learn and understand what is happening in our community, how it affects us and what policy and regulations we need to implement in order to sustain, protect and benefit our community. With the recent increase in our dues, I also want to work to make sure that the decisions we make align with the budget we set and that we are getting the services and value for the dues we pay.

Please list previous board position and/or experience:

Current member of the board. First time serving on an HOA board so have learned a lot about our community and its needs. As a realtor I have experience working with builders, homeowners, and HOAs on various given circumstances. I have extensive volunteer experience through both work, church and community and have headed and/or sat on several types of volunteer committees. Some volunteer, personal and work include Habitat for Humanity, Homes For Dogs, LAH Volunteer Committee, Women's Council of Realtors, Metrotex Association of Realtors, Texas Association and National Association of Realtors and now LAH Board of Directors.

Issues you feel need to be addressed by the Board of Directors in your Community:

In no specific order: 1. Leasing in our community and rules and policy guidelines 2. Safety and Security within our neighborhood. 3. Budget and finance 4. Community Involvement and Awareness 5. Maintenance of common areas and pool/parks 6. Developing ongoing relationships with city and county and service providers.

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## David Simonton Candidacy Statement

**Why would you like to serve on the Board of Directors?** I want to continue to help my fellow residents by listening to their concerns and issues about our neighborhood and putting forth those concerns to the BOD and HOA Manager to make sure, if possible, a resolution is achieved. Over the last year, as neighbors have asked, we have worked with the Builder and Essex to add the sod/irrigation at the green spaces on Ellinger and Cosmos Ct, installed the two aerators at Camilla Pond, added the mow buffer between Sidney Ln homes and HG&YC. I am a experienced problem solver, and since recently retired have the time and effort it takes to help maintain our Community Standard of living and have HOA experience in making decisions that have a direct positive impact on our neighborhood.

**Please list previous board position and/ or experience:** I am currently a BOD member, serve on the Entertainment committee that puts together our community events. In my previous HOA I served on the Architectural Committee for 3 years due to my Construction and Design background and ability to interpret the CCR's as reference. I have over 40 years of Construction background handling finance, budgeting, owner relationships, bidding, and contract negotiations which helps when bidding out the various Contracts required to maintain our neighborhood.

**Issues you feel need to be addressed by the Board of Directors in your community:** The overall budget needs to be reviewed to make sure we are getting the best value for our due's dollars. We need to have clear scopes of works for all of the Contractors and Subcontractors that work for the Management Company. We need to have a clear and unobstructed turnover of the Amenity Spaces from the builder to our HOA and be assured the builder has completed all of their duties. We as a neighborhood HOA need to become more familiar with the MUD district so many of our road, storm sewer, and sidewalk concerns get addressed and repaired.

**Any prior commitments that may prevent you from actively serving on the Board of Directors?**

Please circle Yes /  No