



Board of Directors Candidacy Form

If you would like to run for a seat on the Board of Directors for Windhaven Crossing Townhome Owner's Association, Inc. please complete and return this Candidacy Form by or before the deadline. There will be no write-in candidates or floor nominations allowed, therefore, to ensure your name is placed on the ballot, we must receive this form by or before Friday, January 3rd, 2025 at 5:00PM.

Nominee's Name: Jeremy Danforth

Address: 2538 Plumas Dr

Email Address: jeremy.danforth@gmail.com Alternate Email Address: _____

Phone Number 405-269-0870 Alternate Phone Number: _____

// eSigned by: Jeremy Danforth

Nominee's Signature: 12/17/2024 3:50:32 PM Date: 12/17/2024 3:16:36 PM

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Candidacy Statement

Please tell us about yourself, as well as your vision and goals for Windhaven Crossing Townhome Owner's Association, Inc..

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

I have lived in the community as one of the first owners. The community started in mid 2018, and I moved in early 2019. I have seen the community grow, switch management companies, increase rates, and finally become more financially stable than in its early days. I plan on living in the community for the foreseeable future and have a vested interest in ensuring its upkeep and the value of its housing community continue to increase.

I have served on the Advisory Committee to assist in some improvements and fixes, assisting in where we as a community need to spend the fund we have and give those recommendations to the HOA Management company and previous Board of Directors.

Please list previous board position and/ or experience: _____

Some improvements I have been involved in on the advisory board:

I have helped to expand the Board of Directors to three homeowners (plus the two declarants) as a means for the community to have more control focusing on the items that most impact the members living within its community.

The expansion of the alley ways on the west side of the community so larger vehicles would not keep putting divots in the green and also breaking irrigation lines that the HOA had to keep spending money to fix. We also invested in large boulders in tight corners so that trucks remain on the pavement.

We have invested in dog care stations to mitigate the issue where dog owners refuse to pick up waste hoping the convenience would help, and also the porter but cut the cost as to limit the impact to the community, and fixing gates and installing cameras at the pool area for safety and security reasons.

The installation of mulch to beautify the community and also ease on the plant and irrigation costs in the extreme cold and heat months, and also ensuring we install drought tolerant plants which focused to decrease the landscaping cost to the community.

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

Issues like repairing the community items in a timely manner, ensuring the dollars are spent wisely on keeping the community a pleasant place to be outside and keep the values of its members properties up.

A possible dog park for its members to enjoy once we get the other bigger finances taken care of, and also possible community events now that the community is built that we have done much of previously.

Help to fill some committee positions so that more members are involved and have a say in what gets done to their community.

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

Please circle **No**

By submitting this form, I acknowledge that I accept the responsibilities as described in Windhaven Crossing Townhome Owner's Association, Inc. Bylaws. I am aware the information provided in this candidate form will be published in the Annual Election Meeting Notice Packet.

Thank you for your interest in volunteering to serve your community!

Essex Association Management, L.P.

1512 Crescent Drive, Suite 112

Carrollton, TX 75006

Phone: (972) 428-2030

<https://windhavencrossingtownhomes.com>



INFORMATIONAL PAGE – CORPORATE TRANSPARENCY ACT

What is the Corporate Transparency Act?

In October 2023, the Corporate Transparency Act (the “CTA”) affecting small businesses and non-profit corporations was passed by the State Legislature. The new law mandates that small businesses and non-profit organizations across the U.S. must file a Beneficial Information Report (a “BOI”) with the Financial Crimes Enforcement Network (“FinCen”). The CTA went into effect January 1, 2024, and will require all Board Members to register their information in the FinCen database. Essex or a reporting party of the Board’s choosing will be responsible for registering each Board Member’s information and the purpose of this notice is to bring awareness to this new law and the requirements you will be asked to comply with in the event you are elected to the Board.

We are told this is part of the National Defense Authorization Act to help prevent and fight tax fraud, money laundering, financing of terrorism, and corruption. The law requires all small to midsize businesses and non-profits, with the exception of a rare number of exclusions, to report specific information about their business’s ownership interests and update that information as it changes.

In respect to non-profit corporations, a Beneficial Owner applies to each Board Member. Essex works alongside the current Board of Directors to ensure the required information is obtained and registered in the FinCen database as promptly as possible. **Please be advised, if you complete a candidate form and are elected to the Board of Directors, you will be required to cooperate with the Managing Agent and provide specific information about yourself.** Below is a sample list of the type of information you may be required to provide.

- A copy of your current, valid drivers license or a copy of your passport; and
- Your full date of birth; and
- Your full current mailing address.

Thank you for your interest in serving on your Board of Directors. As you consider running for a seat on the Board of Directors, we want to make sure you are informed of the CTA and its requirements. Should you have any questions, please feel free to contact your Association Manager, submit an inquiry under the “Contact Us” tab on your Association’s website, or e-mail exadmin@essexhoa.com for assistance.

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