

Windhaven Crossing TOA, Inc.

Virtual Annual Election Meeting of the Members

Wednesday, April 16, 2025

6:00p.m.-7:00p.m.



[Join the meeting now](#)



Meeting ID: 295 032 075
546



Passcode: C8NS9tW2



Dial in by phone [+1 323-433-2148,,984177538#](#),
ID: 984 177 538#

MEETING CONDUCT

- Meeting will be conducted in an orderly manner
- One speaker at a time
- Questions must relate to agenda items only
- Thank you for attending!



All microphones will remain muted during the meeting.



The meeting will be facilitated by the managing agent.



Please remember this meeting is limited to agenda items only.



Attendees are expected to conduct themselves respectfully and appropriately.



No Disruptions; disruptive participants will be muted.



Let's Make This a Smooth & Respectful Meeting!

Agenda



- Establish Quorum (20%)
- Call Meeting to Order
- [Proof of Notice and Explanation of Meeting Structure and Process](#)
- Introduction of Board of Directors
 - Matthew Dawson, President
 - Vacant, Vice President
 - Victor Tannous, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Cinnamon Anderson, Sr. Association Manager
 - Kennedy Middlebrooks, Assistant Association Manager
 - Xandrea Rhodes, Administrative Assistant
- Financial Review
 - [2024 Year-End Balance Sheet & Income Statement Summary](#)
 - [January 2025 Year-to-Date Balance Sheet & Income Statement](#)
- Other Reports
 - Compliance/ACC & Web Submissions
- Community Updates
- Election Results
 - Introduction of Candidates
 - Announce the three(3) Persons Elected by Ballot/Proxy
- Adjournment
- Q&A (Open Forum) - Written Questions & Agenda items only will be addressed due to time constraints. Thank you for your understanding and cooperation.

December 2024 Balance Sheet

Balance Sheet Report Windhaven Crossing Townhomes

As of December 31, 2024

	<u>Balance Dec 31, 2024</u>	<u>Balance Nov 30, 2024</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	99,442.98	47,350.47	52,092.51
1100 - CIT bank- RESERVES	73,770.73	73,366.43	404.30
1200 - B1 Bank-Money Market 5%	249,096.22	248,721.43	374.79
Total Assets	422,309.93	369,438.33	52,871.60
Receivables			
1400 - Accounts Receivable	63,055.77	61,827.96	1,227.81
Total Receivables	63,055.77	61,827.96	1,227.81
Total Assets	485,365.70	431,266.29	54,099.41
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	9,702.37	1,582.73	8,119.64
2050 - Prepaid Assessments	77,924.10	47,746.51	30,177.59
2200 - Notes Payable	16,553.74	16,553.74	0.00
4902 - Insurance Claim	(311,862.66)	(311,862.66)	0.00
Total Liabilities	(207,682.45)	(245,979.68)	38,297.23
Total Liabilities	(207,682.45)	(245,979.68)	38,297.23
<u>Owners' Equity</u>			
Equity			
3000 - Opening Bal Equity	2,678.38	2,678.38	0.00

December 2024 Income Statement Summary

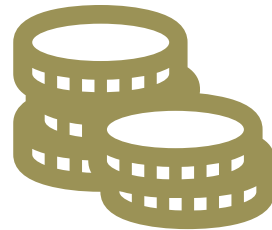
Income Statement Summary
Windhaven Crossing Townhomes
 December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	87,783.18	0.00	87,783.18	1,067,801.10	0.00	1,067,801.10	0.00
Total Income	87,783.18	0.00	87,783.18	1,067,801.10	0.00	1,067,801.10	0.00
Total General & Administrative	6,021.07	0.00	6,021.07	73,659.24	0.00	73,659.24	0.00
Total Insurance	38,868.57	0.00	38,868.57	495,590.11	0.00	495,590.11	0.00
Total Utilities	2,399.43	0.00	2,399.43	34,140.10	0.00	34,140.10	0.00
Total Infrastructure & Maintenance	4,051.32	0.00	4,051.32	40,039.58	0.00	40,039.58	0.00
Total Pool	1,677.87	0.00	1,677.87	25,456.13	0.00	25,456.13	0.00
Total Landscaping	10,514.52	0.00	10,514.52	182,526.00	0.00	182,526.00	0.00
Total Irrigation Maintenance	6,977.65	0.00	6,977.65	38,688.34	0.00	38,688.34	0.00
Total Community Events	1,470.57	0.00	1,470.57	3,301.15	0.00	3,301.15	0.00
Total Expense	71,981.00	0.00	71,981.00	893,400.65	0.00	893,400.65	0.00
Net Income / (Loss)	15,802.18	0.00	15,802.18	174,400.45	0.00	174,400.45	0.00

2024 Year-End Summary:



- Total Income:
\$1,067,801.10



- Total Expenses:
\$893,400.65



- Net Gain: \$174,400.45

January 2025 Balance Sheet

Balance Sheet Report Windhaven Crossing Townhomes

As of January 31, 2025

	<u>Balance Jan 31, 2025</u>	<u>Balance Dec 31, 2024</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	153,547.64	99,442.98	54,104.66
1100 - CIT bank- RESERVES	591,707.50	73,770.73	517,936.77
1200 - B1 Bank-Money Market 5%	249,730.90	249,096.22	634.68
Total Assets	994,986.04	422,309.93	572,676.11
Receivables			
1400 - Accounts Receivable	68,770.51	63,055.77	5,714.74
Total Receivables	68,770.51	63,055.77	5,714.74
Total Assets	1,063,756.55	485,365.70	578,390.85
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	131,409.74	9,702.37	121,707.37
2050 - Prepaid Assessments	80,041.90	77,924.10	2,117.80
2200 - Notes Payable	16,553.74	16,553.74	0.00
4902 - Insurance Claim	77,967.21	(311,862.66)	389,829.87
Total Liabilities	305,972.59	(207,682.45)	513,655.04
Total Liabilities	305,972.59	(207,682.45)	513,655.04
<u>Owners' Equity</u>			
Equity			
3000 - Opening Bal Equity	2,678.38	2,678.38	0.00

January 2025 Balance Sheet pg. 2

Balance Sheet Report
Windhaven Crossing Townhomes
As of January 31, 2025

	<u>Balance Jan 31, 2025</u>	<u>Balance Dec 31, 2024</u>	<u>Change</u>
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	690,369.77	690,369.77	0.00
Total Equity	<u>693,048.15</u>	<u>693,048.15</u>	<u>0.00</u>
Total Owners' Equity	<u>693,048.15</u>	<u>693,048.15</u>	<u>0.00</u>
Net Income / (Loss)	<u>64,735.81</u>	<u>0.00</u>	<u>64,735.81</u>
Total Liabilities and Equity	<u>1,063,756.55</u>	<u>485,365.70</u>	<u>578,390.85</u>

January 2025 Income Statement

Income Statement Report
Windhaven Crossing Townhomes
Consolidated
 January 01, 2025 thru January 31, 2025

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Income								
4100 - Assessments 1	94,473.10	94,710.29	(237.19)	94,473.10	94,710.29	(237.19)	1,136,523.48	1,042,050.38
4200 - Late/NSF Fee	1,950.00	417.00	1,533.00	1,950.00	417.00	1,533.00	5,000.00	3,050.00
4250 - Collection Fee Charge	1,185.00	417.00	768.00	1,185.00	417.00	768.00	5,000.00	3,815.00
4410 - Demand Letter Income	15.00	42.00	(27.00)	15.00	42.00	(27.00)	500.00	485.00
4500 - Interest Income	875.25	250.00	625.25	875.25	250.00	625.25	3,000.00	2,124.75
4801 - Capitalization (CAP) Fees	390.63	233.00	157.63	390.63	233.00	157.63	2,800.00	2,409.37
Total Income	98,888.98	96,069.29	2,819.69	98,888.98	96,069.29	2,819.69	1,152,823.48	1,053,934.50
Total Income	98,888.98	96,069.29	2,819.69	98,888.98	96,069.29	2,819.69	1,152,823.48	1,053,934.50
Expense								
Expenses								
8000 - Contingency Fund	0.00	555.00	(555.00)	0.00	555.00	(555.00)	6,662.16	6,662.16
Total Expenses	0.00	555.00	(555.00)	0.00	555.00	(555.00)	6,662.16	6,662.16
General & Administrative								
5100 - Administrative Expenses	545.00	75.00	470.00	545.00	75.00	470.00	1,425.00	880.00
5101 - Postage	836.88	167.00	669.88	836.88	167.00	669.88	2,004.00	1,167.12
5104 - Printing & Reproduction	22.55	30.00	(7.45)	22.55	30.00	(7.45)	360.00	337.45
5105 - Website Expense	75.00	75.00	0.00	75.00	75.00	0.00	730.00	655.00
5109 - Licenses, Permits, & Fees	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
5110 - Professional Management	3,680.00	3,680.00	0.00	3,680.00	3,680.00	0.00	44,160.00	40,480.00
5120 - Collection Facilitation Billed back	1,170.00	417.00	753.00	1,170.00	417.00	753.00	5,000.00	3,830.00
5121 - Property Inspections	173.68	295.00	(121.32)	173.68	295.00	(121.32)	3,540.00	3,366.32
5170 - Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00
5176 - Legal Fees	0.00	1,668.00	(1,668.00)	0.00	1,668.00	(1,668.00)	20,010.00	20,010.00
5180 - Audit & Accounting	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00	5,500.00
5181 - Tax Preparation	350.00	125.00	225.00	350.00	125.00	225.00	1,500.00	1,150.00
Total General & Administrative	6,853.11	6,532.00	321.11	6,853.11	6,532.00	321.11	84,354.00	77,500.89

January 2025 Income Statement

Income Statement Report Windhaven Crossing Townhomes Consolidated

January 01, 2025 thru January 31, 2025

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Taxes								
5201 - Property Taxes	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
Total Taxes	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
Insurance								
5252 - Umbrella & Crime	0.00	0.00	0.00	0.00	0.00	0.00	6,555.00	6,555.00
5310 - Property & Liability	0.00	31,484.00	(31,484.00)	0.00	31,484.00	(31,484.00)	514,452.00	514,452.00
5320 - Directors & Officers Liability	0.00	0.00	0.00	0.00	0.00	0.00	5,700.00	5,700.00
5330 - Wind/Hail Buy Back	7,384.57	7,500.00	(115.43)	7,384.57	7,500.00	(115.43)	90,000.00	82,615.43
Total Insurance	7,384.57	38,984.00	(31,599.43)	7,384.57	38,984.00	(31,599.43)	616,707.00	609,322.43
Utilities								
6000 - Internet/Telephone	105.43	105.00	0.43	105.43	105.00	0.43	1,260.00	1,154.57
6010 - Electric	482.42	525.00	(42.58)	482.42	525.00	(42.58)	6,300.00	5,817.58
6020 - Water/Sewer	990.68	2,500.00	(1,509.32)	990.68	2,500.00	(1,509.32)	30,000.00	29,009.32
Total Utilities	1,578.53	3,130.00	(1,551.47)	1,578.53	3,130.00	(1,551.47)	37,560.00	35,981.47
Infrastructure & Maintenance								
5192 - Signage	0.00	125.00	(125.00)	0.00	125.00	(125.00)	500.00	500.00
6100 - Oversight Reimbursable Charges	198.89	100.00	98.89	198.89	100.00	98.89	600.00	401.11
6200 - Building Repairs / TH	0.00	1,750.00	(1,750.00)	0.00	1,750.00	(1,750.00)	21,000.00	21,000.00
6220 - Roof and Gutter Repairs / TH	0.00	1,750.00	(1,750.00)	0.00	1,750.00	(1,750.00)	21,000.00	21,000.00
6250 - Pest Control	216.50	325.00	(108.50)	216.50	325.00	(108.50)	3,900.00	3,683.50
6260 - Electrical Repairs & Maintenance	0.00	150.00	(150.00)	0.00	150.00	(150.00)	600.00	600.00
6261 - Common Area Grounds Porter -Contrac	2,723.57	2,850.00	(126.43)	2,723.57	2,850.00	(126.43)	34,200.00	31,476.43
6262 - Sport Courts/Fields/Playground Maint	0.00	150.00	(150.00)	0.00	150.00	(150.00)	1,800.00	1,800.00
6263 - Waste Services	42.21	0.00	42.21	42.21	0.00	42.21	0.00	(42.21)
6270 - Walls/Fences/Gate Repair	0.00	275.00	(275.00)	0.00	275.00	(275.00)	3,300.00	3,300.00

January 2025 Income Statement

Income Statement Report Windhaven Crossing Townhomes Consolidated

January 01, 2025 thru January 31, 2025

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Infrastructure & Maintenance								
6290 - Common Area Maintenance - Non Cont	2,219.13	1,750.00	469.13	2,219.13	1,750.00	469.13	21,000.00	18,780.87
Total Infrastructure & Maintenance	5,400.30	9,225.00	(3,824.70)	5,400.30	9,225.00	(3,824.70)	107,900.00	102,499.70
Pool								
6300 - Pool Contract Maintenance	1,109.56	1,110.00	(0.44)	1,109.56	1,110.00	(0.44)	13,320.00	12,210.44
6313 - Emergency Pool Phone	0.00	0.00	0.00	0.00	0.00	0.00	864.00	864.00
6320 - Pool Porter Services	0.00	0.00	0.00	0.00	0.00	0.00	3,925.00	3,925.00
6330 - Pool Supplies/Equipment	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
6340 - Pool Repairs	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
6350 - Pool Furniture and Fixtures	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
6361 - Pool Misc Expenses	75.08	150.00	(74.92)	75.08	150.00	(74.92)	600.00	524.92
Total Pool	1,184.64	2,511.00	(1,326.36)	1,184.64	2,511.00	(1,326.36)	33,709.00	32,524.36
Landscaping								
6400 - Landscape Contract - Common Area	5,094.60	3,171.00	1,923.60	5,094.60	3,171.00	1,923.60	38,052.00	32,957.40
6401 - TH Landscaping Contract	7,343.50	7,344.00	(0.50)	7,343.50	7,344.00	(0.50)	88,128.00	80,784.50
6402 - Landscaping Repair & Maint	0.00	4,167.00	(4,167.00)	0.00	4,167.00	(4,167.00)	50,000.00	50,000.00
6404 - Tree Maint. and Removal	0.00	2,083.00	(2,083.00)	0.00	2,083.00	(2,083.00)	25,000.00	25,000.00
6410 - Landscaping Maint & Imprv (Common A	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	12,000.00	12,000.00
Total Landscaping	12,438.10	17,765.00	(5,326.90)	12,438.10	17,765.00	(5,326.90)	213,180.00	200,741.90
Irrigation Maintenance								
6500 - Irrigation	0.00	2,917.00	(2,917.00)	0.00	2,917.00	(2,917.00)	35,000.00	35,000.00
Total Irrigation Maintenance	0.00	2,917.00	(2,917.00)	0.00	2,917.00	(2,917.00)	35,000.00	35,000.00
Community Events								
5106 - Homeowner Functions	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00

January 2025 Income Statement

**Income Statement Report
Windhaven Crossing Townhomes
Consolidated**

January 01, 2025 thru January 31, 2025

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Community Events								
6264 - Holiday Decoration	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00	6,000.00
Total Community Events	0.00	667.00	(667.00)	0.00	667.00	(667.00)	8,000.00	8,000.00
Reserves								
6001 - Reserve Contributions	0.00	0.00	0.00	0.00	0.00	0.00	9,251.32	9,251.32
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	9,251.32	9,251.32
Total Expense	34,839.25	82,328.00	(47,488.75)	34,839.25	82,328.00	(47,488.75)	1,152,823.48	1,117,984.23
Net Income / (Loss)	64,049.73	13,741.29	50,308.44	64,049.73	13,741.29	50,308.44	0.00	(64,049.73)

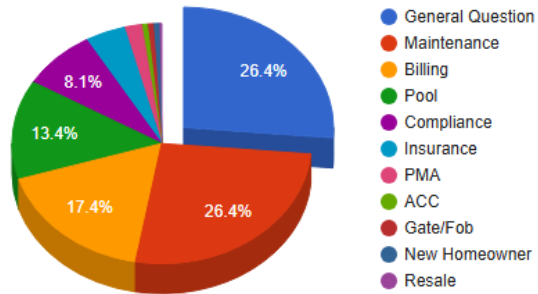
Compliance/ACC & Web Submission Reports

Windhaven Crossing Townhomes Community Charts

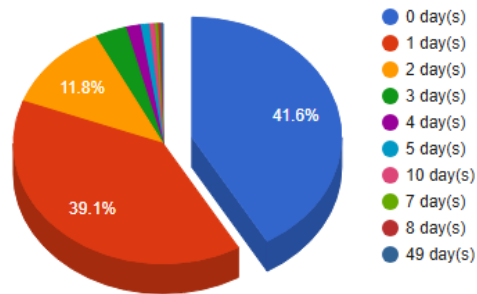
Conversation Started: 01/01/24 to 04/16/25

Total Number of Submissions for Date Range: 316

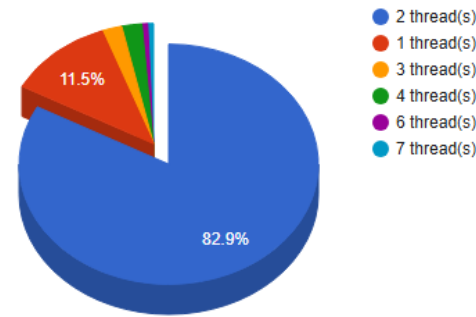
Submissions by Category



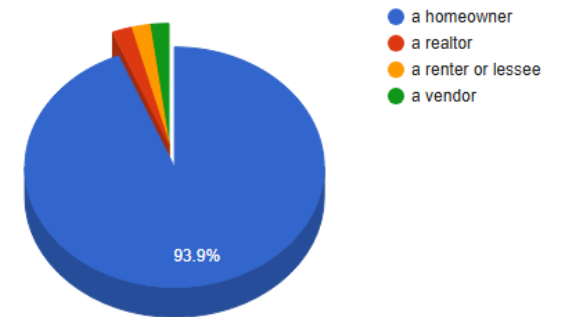
Statistics by Age



Statistics by Conversation Thread



Statistics by Submission Group



Category Data

Selection	Count
General Question	85
Maintenance	85
Billing	56
Pool	43
Compliance	26
Insurance	14
PMA	6
ACC	2
Gate/Fob	2
New Homeowner	2
Resale	1

Age Data

Aged	Count
0 day(s)	938
1 day(s)	882
10 day(s)	14
2 day(s)	266
3 day(s)	77
4 day(s)	35
49 day(s)	7
5 day(s)	21
7 day(s)	7
8 day(s)	7

Conversation Thread

Threads	Count
1 thread(s)	37
2 thread(s)	267
3 thread(s)	7
4 thread(s)	7
6 thread(s)	2
7 thread(s)	2

Submission Group

Entity	Count
a homeowner	46
a realtor	1
a renter or lessee	1
a vendor	1

Compliance/ACC & Web Submission Reports

Covenants Count Report Windhaven Crossing Townhomes Mon Jan 01, 2024 thru Wed Apr 16, 2025

Violation Type	Count
Inoperable Vehicle	1
Window AC Unit	1
Home Business	4
Improper Signage	4
Decorations Violation	4
Damage/Descrution to Property	5
Pet (s)	6
No ACC Application	6
Unsightly and/or in Disrepair	7
Nuisance	8
Parking Unauthorized	11
Exterior Maintenance	11
Improper Storage	20
Trash/Recycle Bins	135

Total:

223

Notice & Fining Process

- Inspections conducted twice monthly
- Step 1: Courtesy Notice
 - Informal reminder; no fine
- Step 2: Violation Notice
 - Formal notice referencing policy
 - 10 days to cure
- Step 3: Final Notice / Fine Warning
 - Includes required PC 209.006 language
 - Offers hearing opportunity
 - 10-day cure period
- Step 4: Fine Notice Issued
 - If not cured after Final Notice
 - Fines continue until corrected
- Repeat Violations within 180 Days
 - Escalate automatically to next step (no reset)

Compliance, ACC & Communication Highlights

Total Compliance Actions (YTD): 238

Top Violations:

- Trash/Recycling: 132
- Improper Storage: 19
- General Nuisance: 8

ACC Applications Received: 15

- Common Requests: Exterior Modifications, Maintenance

Web Submissions: 316

- Top Categories: General Questions (85), Maintenance (65), Billing (29), Compliance (24)
- 93.9% from homeowners
- 82.9% resolved within 1–2 threads
- 41% responded to same day



Community Updates

- Working to finalize 2023 claim. HOA received appraisal award
- Roof Replacement of 12 buildings as noted in appraisal award
- Roof Repairs performed throughout property on all buildings as noted in appraisal award & as necessary
- Gutter repairs as noted in the appraisal award and as necessary
- Leak repairs
- Holiday décor & Flags installed
- Irrigation repairs
- Seasonal color planted at entry monuments
- Pet porter service frequency increased
- Annual Playground inspection
- Various repairs needed at the pool and continued

January 2025 Year-to-Date:

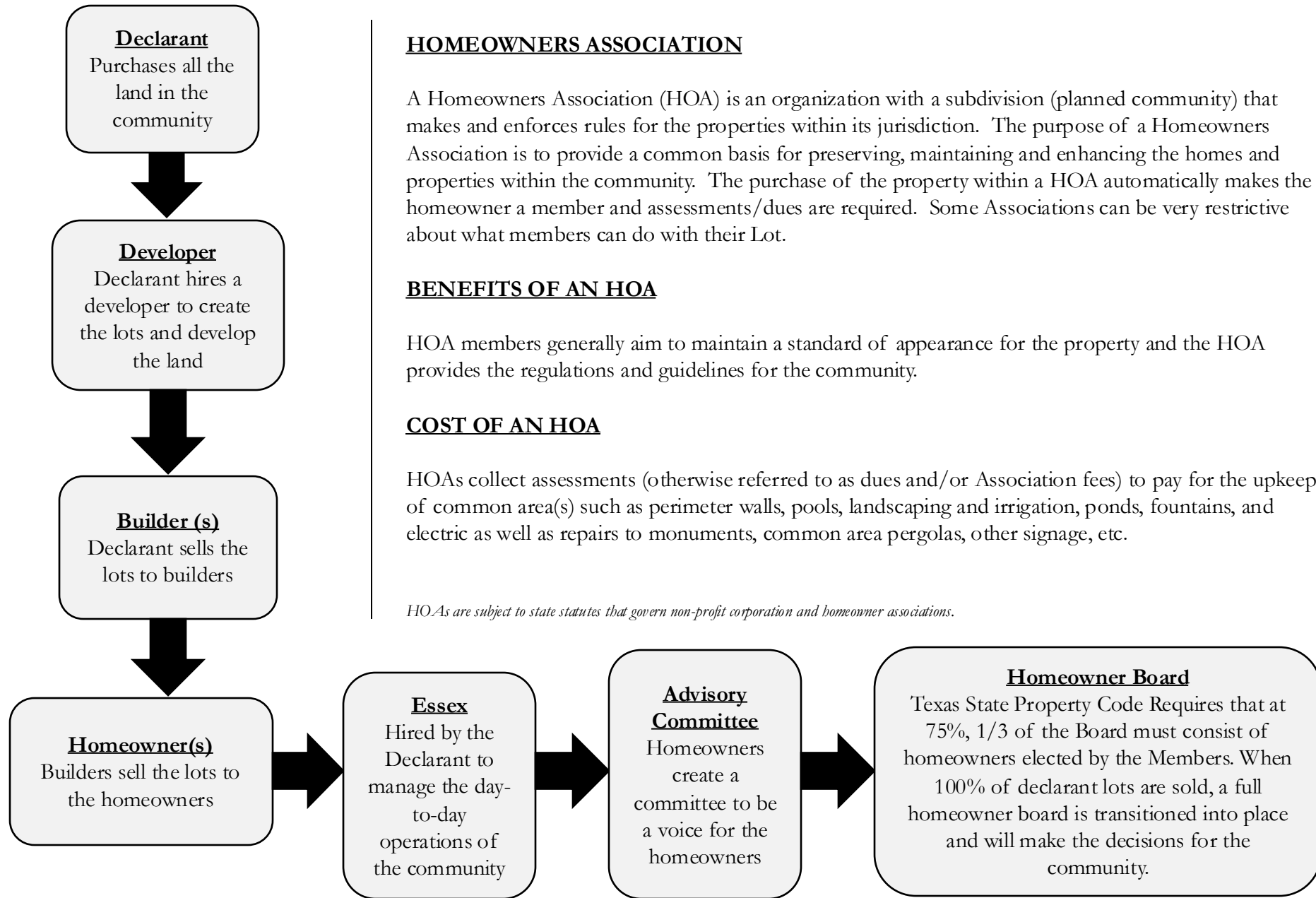
- Total Income: \$98,888.98

- Total Expenses: \$34,839.25

- Net Gain: \$64,049.73

- Total Assets: \$1,063,756.55

- Delinquencies: 71 accounts totaling \$68,770.51



HOMEOWNERS ASSOCIATION

A Homeowners Association (HOA) is an organization with a subdivision (planned community) that makes and enforces rules for the properties within its jurisdiction. The purpose of a Homeowners Association is to provide a common basis for preserving, maintaining and enhancing the homes and properties within the community. The purchase of the property within a HOA automatically makes the homeowner a member and assessments/dues are required. Some Associations can be very restrictive about what members can do with their Lot.

BENEFITS OF AN HOA

HOA members generally aim to maintain a standard of appearance for the property and the HOA provides the regulations and guidelines for the community.

COST OF AN HOA

HOAs collect assessments (otherwise referred to as dues and/or Association fees) to pay for the upkeep of common area(s) such as perimeter walls, pools, landscaping and irrigation, ponds, fountains, and electric as well as repairs to monuments, common area pergolas, other signage, etc.

HOAs are subject to state statutes that govern non-profit corporation and homeowner associations.

Candidate Forms – Each Candidate Allowed 2-3 Minutes to Speak

D.Ming

Travis Davis

Jeremy Danforth

Pinar Nalbantoglu

Celestine Ichoku

Ruth Jospeh

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: D. Ming

Address: 313 Ferndale

Email Address: mister0ming@gmail.com Alternate Email Address: _____

Phone Number (443) 789-9296 Alternate Phone Number: _____

Nominee's Signature: // eSigned by: D. Ming Date: 1/3/2025 9:24:53 AM

// stamped as 241edfd5-5977-4ce0-a12e-60e11a1ae8ca

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?

Seton Hall University - currently serve on the Board of Directors in the Skillman School of Business. I am in my last term before I will cycle off since I was first elected in 2020. As a member of the Board for the Business school, we review curriculum gaps and opportunities and leverage our own networks and our alumni base to provide mentorship and internship opportunities to prepare the students for their future.

Please list previous board position and/ or experience:

Peru Lacrosse Association (PLAX) - currently serve on the Board of Directors for the National Governing Body for the countries National Lacrosse Teams. We currently have 4 teams, both Mens and Womens and provide support for grassroots efforts across the country.

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

Transparency and Communication with changes to the community and make sure that the owners in the community are heard and the needs are addressed in a timely manner. Being an owner in the community I can attest to these opportunities and am very certain that I can help guide the Board to ensure that this change is made to positively impact our experiences as a community, to the best of our abilities as a Board.

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

Candidate Form

Candidate Form

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: Travis Davis

Address: 2502 Plumas Dr

Email Address: trvsdvs24@gmail.com Alternate Email Address: _____

Phone Number: (847) 406-6131 Alternate Phone Number: _____

// eSigned by: Travis Davis

Nominee's Signature: 12/10/2024 5:11:53 PM Date: 12/10/2024 5:08:04 PM

// stamped as 97acc6a3-60c9-4faa-8be5-813d9c7b365f

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 not served on a board but have been in executive leadership within the financial and healthcare sectors.

Please list previous board position and/ or experience: _____

See above

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

The community has not seen growth to better the overall community within and many owners rarely hear from the board of directors only through emails. Our communities need someone who is local to the association and can be a true voice for those within the area.

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

Please circle **No**

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1512 Crescent Drive, Suite 112

Carrollton, TX 75006

Candidate Form

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: _____

Nominee's Signature: // eSigned by: Jeremy Danforth Date: 12/17/2024 3:16:36 PM.

// stamped as dc60a110-a948-48df-bbde-e88092ff5fc6

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: _____

These 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 grass and also creating irrigation lines that the HOA had to keep spending money to fix. We also installed large boulders in tight corners so that trucks remain on the pavement.

We have installed dog care stations to mitigate the issue where dog owners refuse to pick up waste hoping the convenience would help, and also the poster but not the cost as to limit the impact to the community, and bring gates and install cameras at the pool area for safety and security reasons.

The installation of locks to help with the maintenance of the pool area so that the pool area is safe and secure for all members and to help with the maintenance of the pool area.

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**

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

Candidate Form

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: Pinar Nalbantoglu

Address: 2420 Eureka

Email Address: tayfuncorp@gmail.com Alternate Email Address: _____

Phone Number 214-693-8593 Alternate Phone Number: _____

Nominee's Signature: // eSigned by: pinar nalbantoglu Date: 12/28/2024 8:11:38 AM.

// stamped as 985ef19f-c5f1-47bb-b8a0-2f846f5afd61

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 was the HOA President of a small condominium complex for over 25 years in Dallas. I also still manage a small apartment complex, and I managed three small shopping centers in Irving and Arlington. In the past I built single family homes and a small apartment complex.

Please list previous board position and/ or experience: _____

I have extensive experience in the real estate industry and property management.

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

Beautification of community and steps to enhance the property values of the community.

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

Please circle **No**

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Essex Association Management, L.P.

1512 Crescent Drive, Suite 112

Carrollton, TX 75006

Phone: (972) 428-2030

Candidate 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: Celestine Ichoku

Address: 2407 Siskiyou St

Email Address: ogadinma@gmail.com Alternate Email Address: _____

Phone Number (817) 703-7628 Alternate Phone Number: _____

Nominee's Signature: // eSigned by: Celestine Ichoku Date: 12/29/2024 12:22:51 PM.

// stamped as 9419d222-56bb-4699-a59e-16ca19688847

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?

Real Estate Agent- I am a very experienced realtor. I have owned several homes over the past few years. I am very experienced in homeownership and community building. I have been very involved and active in the neighborhood.

Please list previous board position and/ or experience: _____

I have also been a clinical pharmacist for 13 years and have occupied a number of leadership positions in the corporate world. I have great work ethics and can be trusted to selfless, honest, ethical and to operate with integrity.

I believe that my experience as a realtor, a serial homeowner and pharmacist, has equipped to be an asset to the board of this subdivision.

It will be an honor to have your vote.

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

Transparency, Communication and better financial responsibility.

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

Please circle **No**

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Carrollton, TX 75006

Candidate Form

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Nominee's Name: Ruth Joseph

Address: 2447 Siskiyou St.

Email Address: rj4656@yahoo.com Alternate Email Address: _____

Phone Number (214) 263-3587 Alternate Phone Number: _____

// eSigned by: Ruth Joseph

Nominee's Signature: 11/27/2024 11:21:06 AM Date: 11/27/2024 11:10:11 AM.

// stamped as d9bf1c2f-dd7d-468a-9b6f-75e77f57c4c0

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?

Although I have not previously served on an HOA board, I have held leadership positions in both my personal and professional life. When I had school age children, I served a 2-yr term on the PTA Board of my childrens elementary school. I took ownership of a key function and ensured that I was successful in meeting the goals and deliverables of that role. I work in the financial services industry as a compliance manager overseeing a critical framework of my organization. I work collaboratively with my colleagues and other stakeholders, plan and execute the program successfully. Working for a global large bank, I understand finances, budgeting and use critical thinking on a daily basis. Im keen on serving on the Windhaven Crossing HOA Board as a resident homeowner since Dec2019. I take pride in my home and neighborhood and plan to live here long-term. I will be an asset to the Board in not only offering my ideas but being open to other board members views and insights as well in maintaining and improving our community.

Please list previous board position and/ or experience: _____

N/A

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

My areas of concern include street parking/violations, home maintenance and adherence to the HOA rules/covenants. I would also like to brainstorm ideas for social events to promote residents to get to know each other and a community feel.

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

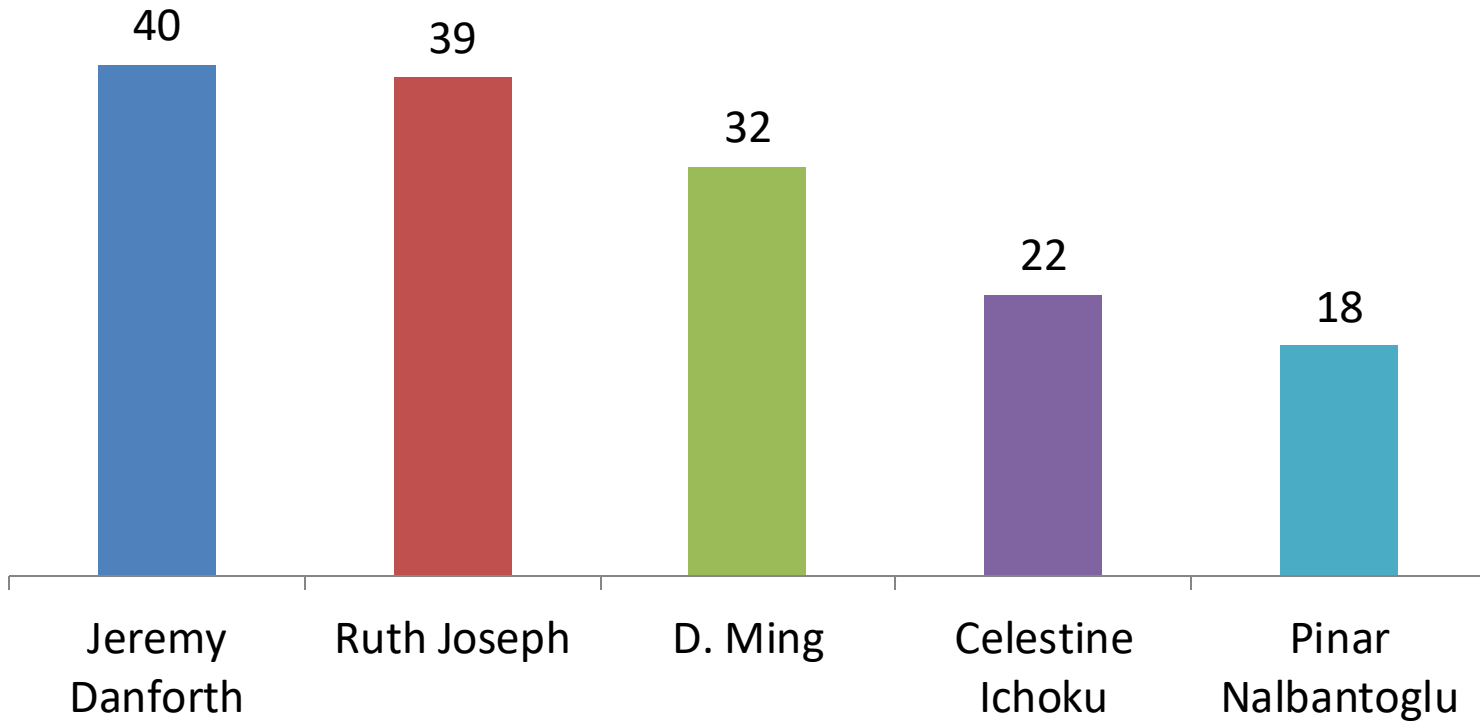
Please circle **No**

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

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112

Total Votes



Final Vote Count by Candidate:

-Jeremy Danforth: 40 votes

-Ruth Joseph: 39 votes

-D. Ming: 32 votes

-Celestine Ichoku: 22 votes

-Pinar Nalbantoglu: 18 votes

Total Households That Voted : **72**

Election Results

CONGRATULATIONS to your newly Elected Board Members:

-Jeremy Danforth
(2- Year Term)

-Ruth Joseph
(2- Year Term)

-D. Ming
(2- Year Term)



MEETING
ADJOURNED

Q&A -2 minutes per person



DUE TO TIME CONSTRAINTS, ONLY WRITTEN QUESTIONS RELATED TO AGENDA ITEMS WILL BE ACCEPTED. PLEASE USE THE CHAT FEATURE TO SUBMIT YOUR QUESTION.



QUESTIONS NOT ADDRESSED DURING THE MEETING WILL RECEIVE A FOLLOW-UP RESPONSE. PLEASE SUBMIT AN INQUIRY VIA THE WINDHAVEN CROSSING TOA CONTACT US TAB THROUGH YOUR ASSOCIATIONS WEBSITE AND AN ESSEX REPRESENTATIVE WILL RESPOND PROMPTLY

