

BEACON HEIGHTS

Home Owners Association Board Candidate Form

Name:

Derek Allen Jr. 1624 Lowell Lane

Personal Background Information:

I recently retired from the United States Air Force with 24+ years. Served on numerous budgeting committees, oversight committees and in positions that were fiscally responsible for allocating funds and mission success regardless of the size of the budget. I am also considered a physical and an industrial security specialist currently employed by the U.S Government as Police Officer/Security Specialist. My family has been in this neighborhood since 2013, but we have a vested interest in its future with 2 small children and 1 teenager. We also deeply care about returning at the end of long day to a safe, well maintained and happy community...

Why are you running for the board and what do you hope to accomplish?

First off: my reason for running for the board is simple; to keep spending down, champion for decisions that adhere to rules of Common Sense and to ensure (for 3 years anyway) that this organization does not bite of more than it can chew! You have my word I will not cave due to influence or any another pressure applied when it comes to responsibly spending your hard-earned money! Secondly: I am against an environment where a board tells you what color to paint your house, what flags you can fly and when, what vehicles you can park in your drive. Most importantly I want to ensure decisions are made for the betterment of the community and cause undo stress or financial burden to its residence. Thank you for your consideration...



BEACON HEIGHTS

Home Owners Association Board Candidate Form

Name

Gavin Ball 1349 Sconsett Way

Personal Background Information:

I've lived in New Cumberland my whole life (used to ride my bike where most of you call your home!) and a Beacon Hill native since Dec '03. '88 Grad from Cedar Cliff and '92 Grad from PSU with a degree in Business Logistics. Worked and managed in the local area selling industrial supplies for most of my working career (25yrs). I'm now a project manager for a municipal contractor (underground utilities) in Hbg.

2 kids (Shannon-Soph at BloomUniv, Tucker-Jr at CCHS) and married to Kelly (neighborhood lady that walks our dog "Piper" every single day!) If you haven't seen her, you don't get outside enough!!

Why are you running for the board and what do you hope to accomplish?

We live in a fantastic neighborhood and many would not change too much if it weren't necessary. Time and circumstances have brought us to a point where some things require a little bit of change...so let's make the best of it.

I hope to keep our community looking neat, clean, and safe for our children, friends and neighbors. I will encourage participation and dialogue through committees (and neighbors) in hopes of controlling our HOA fees, limiting any wasteful spending (non-essential projects), and reducing the number of "executive decisions". , all while preserving the values of our homes and supporting a safe and family oriented community.

Work with other board members to consolidate bylaws that are meaningful to the community and structure a financial plan that is fiscally responsible. (Sounded good in the sample, so I'm keeping it!)



BEACON HEIGHTS

Home Owners Association Board Candidate Form

Name:

Judy Baumgardner 1278 Yarmouth

Personal Background Information:

I have been an educational professional serving in a variety of capacities as my career has progressed, including the last 17 years in school administration. I possess a strong management, organizational, creative problem solving and communication skills. I feel my unique gift is in building relationships and shaping cultures. I am able to visualize the big picture and implications of actions, consider new possibilities and facilitate change.

Why are you running for the board and what do you hope to accomplish?

Simply stated I love our Beacon Hill Community, what we have and the possibilities that are ahead. It is important that as a community we work together to maintain the beauty of our space



BEACON HEIGHTS

Home Owners Association Board Candidate Form

Name:

Richard (Dick) Bonneville 1320 Brewster Ct.

Background

Born; Harrisburg, PA. Married – 47 ½ yrs. - wife; Kay - three (3) grown daughters - six (6) grandchildren.

Retired Chief of Police - 30 years municipal & state law enforcement experience.

Municipal management consultant.

Member of the Beacon Hill Community Association Board for fourteen (14) years. Served as President for ten (10) years.

Numerous college & professional courses - law enforcement & management, municipal management, and HOA management.

Why are you running for the board and what do you hope to accomplish?

My goal is to work towards a development that is safe, friendly and a place where the residents will be proud to invite their friends and family. Where property values appreciate over the years. I previously served as President on a Home Owners Association Board from 1994 to 2008 helping with the finances and creating bylaws. I know how to work cooperatively with people to gain consensus in a group environment and keep dues manageable through careful spending and project management

My hope is to work with the other four board members to consolidate bylaws that are meaningful to the community and not over restrictive and structure a financial plan that is fiscally responsible.



BEACON HEIGHTS

Home Owners Association Board Candidate Form

Name:

Michelle Glenn 7 Vineyard Hvn

Personal Background Information:

My professional experience includes over 25 years in the Healthcare IT industry in a range of roles spanning sales, marketing, consulting, and product management. I have a BA in English Literature and a MBA in International Business with a concentration in Marketing. In addition, I have sat on two HOA boards in the past. Both were in Chicago where I lived prior to moving to the area.

My best friend, Stuart, and I moved to the area almost three years ago for a job opportunity at a start-up owned by a health insurer in Harrisburg. We've been living in Beacon Hill for almost two years, and we love it. Last year we adopted a puppy, Charlie, who is almost one now. Charlie loves it here too.

Why are you running for the board and what do you hope to accomplish?

I am running for the board because:

- 1) I want to make sure the risk associated with owning the common areas is mitigated as soon as possible
- 2) I want to make sure the community is maintained so that our properties hold their value and Beacon Hill is considered a desirable place to invest in

My hope is that I can bring my previous board experience and spirit of collaboration to the team to assist in getting organized (activating the HOA), purchasing insurance, cleaning up the common areas, and then establishing an ongoing maintenance and management strategy.



BEACON HEIGHTS

Home Owners Association Board Candidate Form

First Name:

Grant Herbert 1661 Lowell Ln

Personal Background Information:

I am the father of 4 wonderful children (ages 5,9,11,12) who keep my wife and I on our toes at all times. My wife, Melissa, is the principal at the New Cumberland Middle School. I have been a real estate professional for the last 15 years helping people with all of their real estate needs. We have lived in the neighborhood since January 2005 – hard to imagine it’s been 13 years!!

Why are you running for the board and what do you hope to accomplish?

I am volunteering for the board because I know I can make a difference. I have been involved with many companies/non-profits over the years and understand the balance between tough decisions and representing the best interests of the organization. My focus will be getting the best vendors for the most economical value to the homeowners. I am successful working in groups through real estate negotiations. Being present at the meeting isn’t enough – I will speak up and work together to create a sound set of bylaws and operating budget going forward.



BEACON HEIGHTS

Home Owners Association Board Candidate Form

Name:

Todd Klinger 1243 Yarmouth Ln

Personal Background Information:

I have worked in the Landscape Contracting and Land Development industry for over 35 years. During the years with a York based engineering firm I was responsible for zoning and land development compliance with many of the Townships in Central Pennsylvania. I was also the author of several Zoning Ordinance Regulations that were adopted in 2007 by the Borough of Bonneauville, Adams County. My responsibilities also included writing specifications for landscape projects that would be sent out to local contractors for bidding purposes, such as maintenance of common grounds, tree planting, mowing, weed control and mowing.

Why are you running for the board and what do you hope to accomplish?

Unfortunately, I have found gaps in the understanding of some review committees when it comes to zoning and land development. I believe I can close potential gap that may surface when it come to our own HOA.



BEACON HEIGHTS

Home Owners Association Board Candidate Form

Name:

Daniel McCurdy 1646 Lowell Lane

Personal Background

My wife Teresa and I live at 1646 Lowell Lane. In 2001, I worked directly with Don Hubbard, Sr. in designing and building our home. I have some experience working with the Township, to which a positive outcome resulted for all parties involved. As a sales director for 15+ years, I have worked for both large and mid-size companies providing various technology solutions to enhance state and local governments and higher education institutions. In many circumstances, the solutions not only provided efficiencies but also resulted in economic savings. I believe we all want to preserve our community as a safe and desirable place to live.

Why are you running for the board and what do you hope to accomplish?

I believe my experience in working with state and local governments can be beneficial to the HOA. It is important that information gathered, disseminated, and voices are heard prior to action by the small group called the Board. We have a nice development and believe everyone has a vested interest in the lowest fees possible while maintaining the natural beauty of our environment. I hope to contribute a common-sense approach while communicating the potential long term risks. I know how to work cooperatively with people to gain consensus in a group environment. My hope is to work with the other four board members to consolidate Bylaws that are meaningful to the community and structure a financial plan that is fiscally responsible. I also think board members should be assessable to their residents and I plan to make myself available to listen to people in our community.

Picture attached:



BEACON HEIGHTS

Home Owners Association Board Candidate Form

Name:

Gary Miller 1334 Sconsett Way

Personal Background Information:

Worked 34 years for the State for the Department of Education, the Liquors Control Board and the Department of Corrections an Information Technology Manager. Designed the hardware that was used for the web based inmate tracking systems. Also, Chief Information Officer for Corrections. Last position with Corrections was as the Network Operations Manager

Retired in 2011 and have now been working as a Tax Preparer. Experience with Personal Taxes, Estate and Trust Taxes and Non Profit Organizations. Currently 10th year working with Federal State and Local Taxes.

Why are you running for the board and what do you hope to accomplish?

One of the first homeowner members of the Beacon Hill Homeowner Association as the developers turned that Association over to the Homeowners. Served as Secretary and President of that board. Heavily involved in one of the rewrites of their Covenants and By-Laws. Worked on writing lawn and maintenance proposals as well as reviewing architectural requests form homeowners and reviewing budgets.

Hoping to work with the other four board members to keep the common areas in good condition at the lowest cost possible to the homeowners. Would also like to consolidate By-Laws and eliminate many of the use restrictions that are current in place. Would like to create a financial plan that is fiscally responsible and keeps the cost to individual homeowners as low as possible.



BEACON HEIGHTS

Home Owners Association Board Candidate Form

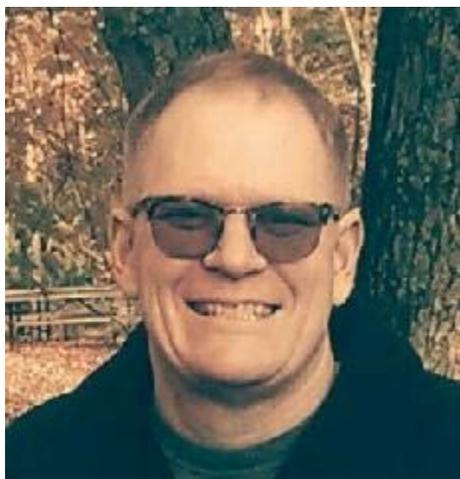
NAME: Kevin Phillips 1614 Lowell Ln

Background:

I have worked since 1994 as an attorney. As a legal intern in Missoula County, I prosecuted misdemeanors, to include DUIs and vicious dogs. I was a law clerk for two different state district court judges (Yellowstone and Silver Bow). I was a Special Assistant Attorney General for the Montana State Auditor where I worked insurance cases including prosecuting insurance fraud and bad insurance agents. I was an Assistant Montana Attorney General working tort defense for state agencies and was appointed as a hearings officer for administrative cases. I have deployed to Bahrain, Qatar, Afghanistan and Uzbekistan for the Army Reserves (supporting DLA in fuel ops), and also Guantanamo Bay, Cuba (legal assistance and detainee operations). I mobilized to Letterkenny Army Depot for two years as a JAG officer (contract, fiscal and admin law), which led to federal jobs at Corpus Christi Army Depot, Letterkenny Army Depot and my current position at DLA. My wife, Gwen, works for Hershey Medical Center and 15 y.o. daughter Eva lives in Plano TX.

Why are you running for the board and what do you hope to accomplish?

Around 2006, a friend became the president of a floundering credit union. He enlisted me to join the board to right this credit union. As a board, we made tough decisions, such as shutting down an expensive location and selling an ATM that was 200 miles away, in Kalispell (which drained resources as a bank truck drove 200 miles each way to replenish the ATM). I also successfully drafted and lobbied the Montana legislature with bills concerning reservists and national guardsmen for the Montana chapter of the Reserve Officers Association. As a board member, I would work with the board to figure out what tasks can be done in-house and what tasks would need to be outsourced. We as the board would need to ensure that the right paperwork was filed to become a non-profit and that the HOA filed with the IRS timely. We need liability insurance! The board will need to craft new bylaws that accurately reflect the unique nature of the HOA, that there are not just stand alone single family homes, and that there is a lot of acreage to maintain, to include catch basins. We have a robust FB page; I would post board activity (for transparency).



BEACON HEIGHTS

Home Owners Association Board Candidate Form

First Name:

Dennis Poschodzay 1441 Sconsett Way

Personal Background Information:

I am a Senior Solutions Architect for a Pennsylvania based IT firm. My professional experience relevant to serving on the board includes detailed analysis and negotiation of business contracts, preparation of specifications for bidding work to other entities, and preparing bids and proposals to government entities.

My finance, Shallyn Leland, and I moved into the neighborhood in 2010 along with her two sons Scott and Sean Leland.

Why are you running for the board and what do you hope to accomplish?

My goal is to help establish a legitimate association that is focused on maintaining common areas in a safe and economical manner, to amend the by-laws to place the minimum amount of restrictions on homeowners and to remove any restrictions that have not been followed to date.

I believe it very important to have a legal guidance throughout this process in order to reduce/eliminate future challenges. My evaluation of the current situation is that there are several discrepancies and issues with the recorded documents for the association(s).



BEACON HEIGHTS

Home Owners Association Board Candidate Form

Name: Ronald Wesley 1333 Sconssett Way

Personal Background information:

I grew in up in a military family on the West Coast and in Japan, we moved often due to my father being stationed on different bases. I spent most of my younger years in Los Angles before moving to Pennsylvania to start a family. Carol and I have two children William and Sydney. William graduated from I.U.P. and Sydney graduated from West Chester University. William is a Pennsylvania State Trooper and Sydney is domestic engineer living in Istanbul Turkey.

I have worked for FedEx for 25 years while working there I start Wesley Enterprises INC which has three subsidiaries in the service and contracting industry. Being able to start a company and maintain a full time job takes good time management and dedication. I started these companies from ground zero with my own capital. I have employed hundreds people which has helped me be very diverse and have an open mind. My companies are now self managed which allows me free time to pursue other ventures.

Why are you running for the board and what do you hope to accomplish?

The main reason I am running for the board is uniform rule enforcement and an open mind approach to issues that will have to be dealt with. After living in the Maplewood Development I encounter very unfair and selective rule enforcement. The board there had rules that only applied to people they target. They even allowed some of the common areas to be controlled by individual residents and this was placed in the bylaws that many residents didn't know about. I only encountered some of these things when I was moving and was told I could transverse in certain areas because it was controlled by an individual.

My main goal is to have a uniform set of bylaws that applies to everyone fairly and with respect. I don't want the president of the board knocking on peoples doors telling them what they can and can't do according to him. I also feel that with my experience in the service and contracting industries I know a lot of the ins and outs of how to get good contractors and hold them accountable to the work they perform and guarantee. I feel as an entrepreneur I have a lot of tools and ideas that can aid our community.



BEACON HEIGHTS

Home Owners Association Board Candidate Form

First Name:

Jeffrey Wilson 1613 Lowell Lane

Personal Background Information:

For over 23 years, I've worked for the Pennsylvania Turnpike Commission's Engineering Department. Currently, I am an Engineering Project Manager. In that capacity, I manage several computer systems that enable the Commission to: 1) advertise, bid, and award construction projects, and 2) create, share, route, and archive project documentation for over \$2 billion of active construction projects.

Through my work at the Commission, I've gained much experience and knowledge in managing the contracts, budgets, management, and labor for construction and technology projects.

Lastly, I was born and raised in Cumberland County, and I graduated Penn State main campus in 1992 with a B.S. in Civil Engineering.

Why are you running for the board and what do you hope to accomplish?

Ever since my good friends, Jim and Bee Kaiser moved into this neighborhood, my wife Jennifer and I have always wanted to live here. In May 2009, our wish became reality. Since then, we've taken much pride in living here. The place is beautiful, and the neighbors are helpful and friendly.

To keep it this way, I'm volunteering for the board to help maintain our neighborhood as efficiently, economically, and un-obtrusively as possible. I'm willing to put forth the effort to make sure we: 1) don't overpay for services, 2) don't spend money on services that the HOA can provide (i.e. - property management), and 3) ensure that the services that we do procure are done in a quality manner. In addition, I would work to create a single, uniform set of by-laws that: 1) protect and maintain the neighborhood, and 2) protect individuals' rights to maintain their own property - as long as it does not adversely affect the value of the neighborhood.

