

Eastbluff Homeowners Community Association Candidate Statements

The Annual Meeting

The Eastbluff Homeowners Community Association will hold their Annual Meeting of Members for the purpose of electing two (2) individuals to the Board of Directors on Monday, May 4, 2015 at 6:00 p.m.

The Candidates

There are currently five (5) homeowners who have declared their candidacy for the two (2) open positions on the Board of Directors. Candidates may be nominated at the annual meeting, provided that they are present, and acknowledge their willingness to serve if elected. Candidates whose names are placed in nomination at the Annual Meeting may only receive (and must receive) votes from those owners registering and voting at the annual meeting. If you mail in your ballot, you may not change it.

Roger M. Farel, M.D., 2201 Arbutus Street

Lived in community: Second Generation

Has served on the Board of Directors

Occupation: Retired Physician

Candidate Statement:

As an H.O.A. Director, the first duty is to support the governing documents and the financial health of the Association. (Paraphrase – Don Slaughter) Unfortunately, this is lost on the current Board.

Witness:

- 1) Landscaping. Many new plants warranted for one year survival are dead. The Directors aware for a year and have failed to gain what is due to “us”. Would they likewise fail if it was their individual pocket?
- 2) Architecture. Witness 2212 Arbutus St. A Port Street house. Never truly story poled and some affected neighbors unaware. Who is responsible? Apparently no one. We have an architect who for the first time is paid out of the general fund yet he is not responsible, nor for the plethora of forbidden materials approved on major remodels under his tenure. Until now the Architect has been supported by application fees, not the general fund. Someone has friends. Mr. Hobbs says “*we don’t know how the neighborhood feels about it*” although the neighborhood just renewed the architectural documents by a super majority of notarized signatures. They require, *harmony to the topography and surrounding structures*, yet no one who voted in favor of 2212 can describe any harmony. Go figure.
- 3) Outside influence. One does not have to be “Sherlock” to realize membership to an outside organization is running our H.O.A. And unfortunately for Roger, there is a religious affiliation require for membership. Meng and Hibbard were elected by huge numbers without really having lived in Eastbluff. And of course such favoritism is evident by “slides” on Architectural remodel consideration and H.O.A contracts.

Let’s get our H.O.A. back on track. A Director’s first duty is to interpret and obey the governing document. Not retreat to a *gee whiz what dos the n’hood want*. The Directors must be anti Stadium per our CC&R unless they can find an argument how a stadium at CdMHS is beneficial to our values. There is plenty of room for disagreement within the governing documents. I will change that. Please grant me all your votes. I enjoy being of service.

Roger M. Farel, M.D. ret.

BTW the list of colors & materials avoiding HOA Tax was my initiation!

Mark Gart, 821 Camphor Street

Lived in community: 14 years plus

Has not served on the board

Occupation: Entrepreneur

Candidate Statement:

Dear Eastbluff Homeowners,

Hello,

I’m Mark, my wife is Valerie and our daughter Ali, moved in our current Eastbluff home in 2001. We chose Eastbluff over several other Newport Beach neighborhoods for the tree-lined streets and proximity to schools and retail. We’ve seen our neighbors work together and sometimes not.

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I was asked to run by a current HoA Board member who believes my business experience and “let’s make a decision” manner would augment the current HoA Board.

There are issues facing our community that concerns us all, such as the CdM Construction plans, homeowners wishing to remodel, views and of course HoA fees. If elected I firmly believe, the HoA board’s plans to conduct comprehensive survey will be instrumental in guiding and directing our future.

I have no personal agenda, we’ve already remodeled our home, we have no plans to sell and I’m happy we have our park. With your vote, I promise to work and continue to make Eastbluff a great place to live.

Thank You

Mark Gart

Jason Hobbs, 2527 Buckeye Street**Lived in community: Since 2005****Has served on the board****Occupation: Insurance Agency Owner/Chartered Financial Consultant****Candidate Statement:**

I would like to continue to serve on the board of directors in order to contribute to Eastbluff by continuously improving our outstanding community. Based on the skills that I have acquired as a Chartered Financial Consultant, Licensed Insurance Agent and Business Owner, I am able to provide unique insights and leverage my knowledge base when addressing our community Homeowners Association Business matters. During my term, specifically my last several months, after being honored with the opportunity to serve as President, we have done several things to make material improvements. To name a few, we have expanded the number and type of activities offered in the community, added a welcoming committee for new homeowners, and enhanced our view protection policy (specifically the notification process). We have also taken on some larger challenges, which require longer term planning. These are the tasks that bring me before the community once more as a candidate for reelection. These significant tasks, by nature involve time and planning in order to be done properly. Many of them stem from our vision committee, which I chaired, which had the participation of approximately 100 Eastbluff Homeowners and ultimately, drafted a vision statement for the community. As a result of the vision committee meetings, the findings were distilled down and a survey was then sent out to our entire community, without agenda, in order to determine our long term direction. This was done in order to chart a course for our future, while maintaining alignment and harmony throughout the community. These tasks include investigating modification of Architectural Guidelines, potential Enhancements to our Park and aging infrastructure, Notification and Communication Vehicles, such as our Website, and further expansion of Community Events.

As you may discern from reading this statement, I am extremely proud of the work that has been done by the community and by our board. It is my desire to continue to have an active and ongoing role in the direction of our community, not to promote my own personal agenda, but using the guidance of our homeowners as the compass. It is based on this that I ask for your support to continue to serve Eastbluff.

Yours truly,

Jason Hobbs

Jin-Jou Lu**Lived in community: 15 months****Has not served on the board****Occupation: Medical Doctor****Candidate Statement: No Statement Provided**

Name: Tyler J. Woods, Address: 908 Citrus Place
Lived in community: 3.5 years (since August 2011)
Have you ever served on the Board of Directors? No
Occupation: Attorney

Candidate Statement:

I would like to serve on the Board of Directors because I believe that we are at a pivotal point in our community where strong leadership, an open mind and strategic, positive thinking will be important for success. As an attorney, I'm well versed at listening to various opinions, finding common ground, being decisive and executing on a vision. Most importantly, I love where we live and am passionate about our community. I hope to preserve Eastbluff's rich history while making it a thriving place to live for generations to come. And, with two young children who will both be attending Eastbluff Elementary, I am very dedicated to the safety and long-term success of the neighborhood and look forward to helping ensure that Eastbluff remains one of the best family-oriented neighborhoods in Newport Beach.