

My main reasons to run for the board are very simple....

As a single income family, it is very important to ensure our house and neighborhood consists of a place that we can all be proud of and people who want to live here. I want to ensure that the value of our homes stays at or above market. I want people to drive by and notice how nice of a place Stone Hill Farms has become.

My family consists of my wife, Carol, and two incredible daughters, Natalie (4 ½) and Sophie (2 ½). We moved from Carrollton almost 3 years ago to Stone Hill Farms in search of better schools for our kids and a safe and happy environment for our family. I volunteered to take over the pool with Kevin Janse to make it a safer and cleaner place to swim. I think we did a tremendous job in only one year. Those include a secure key fob system, better lighting for safety, a cleaner cabana, and more storage. Being on the pool committee, I had a long wish list of things to do including a new amenities center (3 year plan) and unfortunately, the current budget will not allow this.

Overall, we need to improve the communication and productivity in our community.

- 1) We need a better website with a message board for everyone to have the opportunity to speak.
- 2) We need to get block captains involved again which can also save a substantial amount of money in postal costs.
- 3) We need to re-organize our priorities for this neighborhood initially because of our budget. For example, the grounds look much better than they ever have (Thanks, Mike V.) However, I still see where we can do better. More participation in the neighborhood means less strain and a better understanding of the budget. We need all the help we can to get what we want.
- 4) Expand the board to at least 5 people.
- 5) Re-activate the committees including the ACC, Social, etc.

Regards,
Jeff Kuzniar
6029 Rock Ridge

I'm **Daniel Orme**, my wife, Yvonne, and two children, Nicholas (9) and Renee (7) moved from California to Stone Hill Farms almost five years ago. We weren't born here, but we got here as soon as we could. We enjoy the people, the location, the work and the lifestyle. My children will have roots right here in Flower Mound, Texas. Because of that I would like to participate in the Stone Hill Farms Homeowner Association as a Director to help guide the community that my children will grow up in.

Recently, our HOA has seen [abuses](#) in power by the Board and ACC, as well as, misguided spending on basic landscape maintenance. I'd like to change that by taking these steps:

- Increase the Board to at least five voting members, hopefully one from each section.
- Make the ACC accountable to the Members by filling a majority of the committee's positions with Directors (Members can recall Directors, not ACC members).
- Make the ACC a guiding hand, rather than a crushing fist.
- Hold Directors to a higher ethical standard.
- Stop uncontrolled landscape expenditures that return dubious results.
- Create a reserve fund without a special assessment.
- Increase communication via the newsletter and website.
- Like Ganesh, I would work hard to remove obstacles that prevent us from creating a better HOA.

I have attended many Board meetings and have seen what works and what doesn't work. In addition, I am the only candidate to publicly state their position (www.stonehillfarms.org) without a looming election.

I look forward to working for you as a Director on the Board of the Stone Hill Farms Homeowners Association.

Daniel Orme

1709 Morning Mist Trail

My wife and I moved to the Stonehill Farms Lennar 2 section in July, 2001. We moved from a smaller HOA community within Flower Mound to increase our home investment. I admit we have not been involved with the HOA business until recently. After one of the hail storms we needed to replace our roof due to damage. We reviewed the CC & R documents and found that we needed to replace our roof with composite material that was Earth-tone in color. Lori reviewed the color options with the roofing contractor and decided that a brown shingle color accented our brick and trim color better than the builder spec color Weatherwood. I assumed that my neighbors would also be making color changes based on past experience.

The ACC membership that was in control at the time took exception to our new roof color and sent us a strongly worded letter demanding we replace it or suffer the penalties. Upon receipt of the letter I contacted the ACC Chairman and informed him of my concerns about the tone of the letter and that we believed our roof conformed to the CC & R guidelines. This was the determining factor that forced me to get involved with the ACC and Board of Directors, which resulted in our variance approval for a brown roof and was partly instrumental for having the ACC members removed from their positions.

During the process of getting a variance approval we contacted the HOA board, ACC members, Premier Management representatives and anyone else who would listen. Our concerns did not fall on deaf ears, but required a lawyer conference to determine we could keep our brown roof. The moral to this story is that whether you approve or disapprove of your neighbors choices, there is only so much that the HOA or its delegates can control.

I have attended several board meetings and believe that our HOA membership deserves the choice to make a change. I have been out in my neighborhood and collected signatures to make the choice an option for all members. I am not happy with this option, but it was the only one that would enable the membership to be heard. Please talk with your neighbors and decide what issues are important to you.

My goals if elected to the Stonehill Farms Homeowners Association Board of Directors are:

- Modify the By Laws and other HOA documents to support more elected members to the Board of Directors (Increase from three members to five)
- Increase the board and committees levels' of communication via the web site
- Assume responsibility of the budget and ensure that we are able to pay our vendors
- Re-establish the volunteer committees to support the homeowner activities
- Draft new ACC guidelines and have the membership approve
- Breakdown and define the day to day working processes of the HOA
- Work with officers from the Town of Flower Mound to improve our streets

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December 3, 2003

My interest in this position is purely to support the directives of all homeowners. I believe that a board consisting of five committed homeowners can achieve this through better means of communication and follow up. My concerns of the current situation have led me to get involved late in the process; however, I believe I am as committed as the rest to turning it around.

My business qualifications are as a Division Manager for Dobbs Stanford Corporation for 11 years. I manage a Division that distributes telecommunications products nationwide and has annual revenues in excess of 10 million dollars. My family and I are located in the D.R. Horton section of the neighborhood. We moved into the community on December 3, 2000 and have enjoyed an increase every year in the value of this property. We would like to continue this increase for the possibility of selling in the future.

Best Regards,

Brian J. Adams
6017 Rock Ridge Drive

I am sure you have all received the memorandum from concerned Stone Hill Farms homeowners indicating their desire to recapture our Homeowners Association from the current Board of Directors. I've read Lori Prince's letter outlining the issues with the current Board of Directors and because of these issues I am submitting my name for nomination to the new Board of Directors.

In 1999, my husband, Mike, and I made the decision to relocate from San Antonio to Flower Mound. I am a real estate paralegal with Brinker International, the largest fast-casual dining company in the world. On a daily basis, I deal with developers and the covenants, conditions, restrictions (CC&R's) typically recorded against residential and commercial developments, including review of, and compliance with CC&R's and Common Area Maintenance ("CAM") expenses. The basic principle of CC&R's is to establish harmony within the community, which is a concern for all homeowners. However, they should not be so restrictive as to prohibit homeowners from making individual choices.

In my opinion, the HOA's primary responsibility is the budgeting of CAM expenses. Just as CAM expenses impact corporations, they have an even bigger impact on the homeowner. Just as we all have to budget our finances, so too must the Board of Directors and the Association.

I am committed to insuring that the needs of the community are met, but not at the expense of the homeowners. Our community is facing a crisis and I would like to be a part of the solution.

My goals if elected to the Stonehill Farms Homeowners' Association Board of Directors are:

- Ensure that the ACC acts for the purposes it's elected without abusing its power.
- Establish open forum meetings.
- Cease uncontrollable spending through competitive bidding and neighborhood participation.
- Encourage community participation by re-establishing neighborhood committees.
- Act as a liaison between the Town of Flower Mound and our community.

Thank you for your consideration and I look forward to offering each of you my expertise as a member of the Board of Directors for Stonehill Farms.

Sincerely,

Kim Snyder
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