

**TENISON
VILLAGE**
AT BUCKNER TERRACE
HOMEOWNERS ASSOCIATION

Cathy Moore
Candidacy Statement

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

Cathy Moore has been nominated by a homeowner who believes that her leadership and commitment to the community would be a valuable asset, and would love to have her as a candidate

Please list previous board position and/ or experience:

Cathy has previous experience as a high school principal in Plano and has exhibited wonderful leadership skills in the neighborhood. Cathy recently helped with our FIRST block party and I can honestly say this would have not been nearly as smooth as it was without her help. She is poised, polite and firm. She is exactly what this neighborhood needs.

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

We are hoping the gates will read our toll tag soon.

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

None.



Arg Stratton Candidacy Statement

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

I would like to serve on the Board of Directors of our HOA because I am passionate about maintaining and enhancing the overall quality of the community. I believe that by being involved, I can contribute to making thoughtful decisions that will reflect the needs of all residents. I am particularly interested in ensuring that our neighborhood remains a safe, welcoming and well-maintained place for everyone. As a homeowner myself I feel a sense of responsibility to help guide our development and resources in a way that benefits all.

Additionally, I bring a collaborative mindset and a commitment to transparency, which I believe are key to being effective. I recognize that the HOA is an essential part of managing shared spaces and resources, and I want to ensure that all voices are heard in the decision-making process. By serving on the board, I hope to foster open communication between the HOA and homeowners, address any concerns promptly, and work together to implement solutions that work for everyone. My goal is to be a reliable, proactive member who listens to the needs of the community and advocates for decisions that will have a lasting positive impact.

Please list previous board position and/ or experience:

I served as the President of my HOA board at my previous residence for three consecutive terms and was also an advisor to the board thereafter. I was involved in overseeing a variety of key initiatives to enhance the community. During my tenure, I managed several special projects, including the comprehensive maintenance of our building exteriors, which involved overseeing painting, maintenance and repair projects and ensuring the upkeep of common areas. I also played a central role in managing our landscaping efforts, ensuring that our grounds were maintained contributing to the overall aesthetics of the community.

In addition to these maintenance projects, I was also involved with a special assessment initiative to fund foundation repairs. This project required planning, gathering quotes from numerous vendors, as well as clear communication with homeowners to ensure their understanding and support. My experience as President

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involved balancing the needs of the community with the financial considerations of each project.

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

I believe that it is essential that we prioritize key aspects of the neighborhood. First and foremost, safety and security should be a top priority. A secure environment upholds peace of mind. With well-lit streets, functioning security gates, and regular neighborhood patrols, we can create a space where everyone feels protected and can enjoy their neighborhood without fear. Additionally, a possible investment in other security measures can reduce the likelihood of crime, which ultimately preserves property values and the overall well-being of the community.

Equally important is HOA compliance. The rules and regulations of the HOA are designed to protect the integrity of the neighborhood and ensure that all residents follow consistent standards. This compliance ensures that everyone has a part in maintaining a peaceful and organized living space. It also prevents any individual from making changes that could negatively impact neighbors, whether in terms of aesthetics, noise levels, or safety concerns. By consistently enforcing HOA guidelines, we create an environment where all residents share the responsibility of maintaining the community's overall quality and safety.

Landscaping, which also plays a pivotal role in enhancing the aesthetic appeal and curb appeal of our neighborhood. Well-maintained green spaces, manicured lawns and flower beds contribute to making the community a more desirable place to live. Furthermore, professional regular landscaping ensures that the community maintains a consistent and polished look, creating a positive image that attracts prospective buyers and maintains property values.

Finally, managing a sound budget is fundamental to the continued success of the community. A well-structured budget ensures that we allocate resources effectively to cover essential services like security, landscaping, maintenance, and compliance enforcement. It also enables the board to plan for future needs and unforeseen expenses, ensuring financial stability and avoiding unnecessary increases in dues. Sensible financial planning will also help avoid overburdening homeowners with excessive costs while allowing us to invest in enhancements that benefit everyone.

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

None.



Derrick Moore
Candidacy Statement

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

As a resident of Tenison Village at Buckner Terrace, I want to serve on the Board of Directors, in order to serve this community of people. As a homeowner, I value the intellectual property of having a home and what it add value to my family and neighbors, being accountable for the proper care of not only my home, but the neighborhood. The value of the neighborhood starts with the people and being financially responsible for short and long-term neighborhood goals. I currently have been the voice for the community and would like to continue.

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: The overall landscape and any exterior needs of the neighborhood is finished before the HOA responsibilities are transferred to the homeowners, ensuring the neighborhood has proper security measures, financial accountability, community involvement.

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

None.



Mehadi Ayrom
Candidacy Statement

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

I would like to serve on our board because I am committed to being actively involved in our community and understanding the factors that influence both our HOA and the surrounding area. I believe I can offer a unique perspective that will help in making decisions that benefit homeowners as a whole. My goal is to contribute to creating a well-informed, balanced approach to the needs of our community

Please list previous board position and/ or experience:

I have been involved in an HOA for over 10 years, including serving as president for two years and holding roles as secretary and general board member in other years.

During my time on the board, I was able to work closely with the management company, ensuring tasks were completed in a timely and cost-effective manner.

Also, this experience has given me a strong understanding of HOA operations and the challenges we may face.

I am confident that I can bring valuable insight and a thoughtful approach to help make decisions that benefit our community as a whole

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

There are a few key areas I believe should be addressed by the board:

First, it's important to ensure that the developer and builder have fulfilled all their obligations before the release of any property.

Second, we should closely review high-cost items in our budget to ensure they are justified and provide the best value for homeowners.

Lastly, fostering better communication and coherence among homeowners is essential to address common concerns and ensure that everyone's needs are properly considered.

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

None.



Anita Oladunni
Candidacy Statement

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

I am interested in serving on the Board of Directors at Tenison Village because I live here and care deeply about the wellbeing of our community. As a resident, I want to ensure that decisions made by the board positively impact everyone who lives here, while being mindful of the financial implications and the surrounding community. My goal is to contribute to a thoughtful, balanced approach that supports the long-term health and harmony of Tenison Village for all its residents.

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:

Trucks entering and leaving the property without leaving property damage.

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

None.

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Alphonso Mack
Candidacy Statement

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

I would like to serve on the Board of Directors because, as someone who has lived in an established HOA community before, it would allow me the opportunity to use that experience to collaborate and make decisions that allow our community to reach full potential in the long term. In addition to this, I am comfortable having tough conversations, when necessary, while simultaneously being transparent to ensure our community has high integrity.

Please list previous board position and/ or experience:

I have been a homeowner in some shape or form since 2014. Throughout this time, I have experienced living in an HOA community as a homeowner as well as been a landlord. I have a well-rounded perspective and have dealt with various personalities, which I believe has equipped me with the necessary tools to perform at a high level as a member of the board of directors

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

Some issues I believe need to be addressed by the Board of Directors include, but are not limited to, creating additional alignment and structure around what homeowner concerns should be escalated, association guidelines, compliance, optimized budgeting, and ensuring that we as homeowners take all appropriate measures to prioritize property values for both the short and long term.

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

None.



Jiten Solanki
Candidacy Statement

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

I would like to serve on the Board of Directors because I am deeply passionate about our community and want to contribute to making Tenison Village a great place to live. I believe that strong leadership and proactive involvement are essential to maintaining and improving the quality of life for our residents. By serving on the board, I aim to represent the voices of my neighbors, work collaboratively to address community concerns, and ensure that decisions are made transparently and in everyone's best interest. Let's create an environment we can be proud to call home.

Please list previous board position and/ or experience:

- 1.) Northwest District Dental Society; Treasurer Position; managed financial operations including budgeting, reporting, and expense tracking
- 2.) Delta Sigma Iota Fraternity, Inc; National President Position; led executive board meetings, developed and implemented long-term initiatives to enhance member engagement, leadership development, and local community outreach.

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

- 1.) Maintenance of Common Areas (i.e. landscaping upkeep, sidewalks, drainage, pavement, etc.)
- 2.) Parking & Traffic Control (i.e. addressing limited parking availability, managing traffic flow to ensure safe streets for residents)
- 3.) Safety & Security (i.e. ensuring proper lighting and security measures for common areas, addressing concerns about crime and intruders)
- 4.) Homeowner Involvement & Communication (i.e. encouraging homeowner participation in communication and community decisions)

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

None.



Marcus Baez
Candidacy Statement

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

I am running for the Board of Directors because I am passionate about ensuring our community remains a place where all residents feel proud to live. I believe in fostering transparency in decision-making, keeping annual assessments as low as possible while maintaining the quality of services, and prioritizing a safe, clean, and well-maintained neighborhood.

As a member of the board, I will work to ensure that all decisions are made in the best interest of our community, promoting long-term sustainability and increasing the value of our investments. I understand the importance of listening to homeowners' concerns and collaborating with residents to create a thriving community that benefits everyone.

By serving on the board, I aim to bring a fresh perspective, focus on fiscal responsibility, and advocate for initiatives that enhance our shared living experience while respecting the diverse needs of our neighbors.

I have proven experience in running a Homeowners association where we have successfully been able to reduce homeowner dues for 3 consecutive years, despite ever increasing costs & still maintaining a safe & efficient community with property values increasing 10-15% annually in South Florida.

Please list previous board position and/ or experience:

Crystal Cay Homeowners Association- President (Miami, FL)

InspirASIAN Florida Chapter- President

\$4.5 Million Dollar Clubhouse acquisition for Crystal Cay Homeowners Association.

Renegotiated 100% of all vendor contracts (Landscape, Insurance, Property Management, etc) to ensure competitive rates that directly contributed to decreased dues for Residents.

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

Financial Transparency (Everyone deserves the right to ask for visibility into every dollar in and out of the association to keep leadership responsible)

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Safety (Quality of life in a community exists when residents are able to comfortably step outside their home without concerns for safety)

Maintenance (We all deserve a community that is clean and well maintained that will help increase the values of our homes)

Residents Voice (No board should unanimously make major decisions for the community without prior Resident input, we all should have a voice in what happens within the confines of our community)

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

None.



Sergio Ortega
Candidacy Statement

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

As a first-time homeowner, it has been eye-opening how much it's required to be in this position. This paradigm shift is rewarding and yet nerve-wracking at the same time. I think the younger generations call this "Adulthood 101".

I've been involved in Tenison Village since December 2022 and became a homeowner in August 2023. I've seen this neighborhood grow as new neighbors share the same milestones and concerns about how to continuously improve our Village/Community.

From being proactive and reactive to the numerous contractors building our and our neighbors' homes, we've seen damages of all types, theft, and looting, to growing as a tight community bringing us closer and closer together as we see things happening inside our community.

We have the best neighbors constantly looking out for each other and advocating vigorously with any issue that we may encounter. I have been complimented by ESSEX, Pulte Homes, and my fellow neighbors as being one of the most active members in and outside our community. I look forward to serving on this board and advocating for the Homeowners in Tenison Village and surrounding Buckner Terrace.

Please list previous board position and/ or experience:

I have a diverse background serving in the military as an operator and currently as a Mechanical Engineering Professional. I am part of the Volunteers in Patrol (VIP) for Dallas PD, and I volunteer at my local Buckner Terrace Montessori as needed. I am diligent, transparent, and tenacious when it comes to advocating for my neighbors' needs in my community.

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

We as a community have presented a Punch List that is still pending completion. We are holding ESSEX accountable before releasing the various contractors of their damages and pending completion of projects. Your team onsite is Top Tier and we couldn't do this without them. Shout out to Mike Hoptay for his constant advocacy.

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and patience with every one of us at Tenison Village. Sincerely thank you from the bottom of our hearts.

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

None.



Esther Oyetoro
Candidacy Statement

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

I would like the opportunity to represent the homeowners in the community. I believe that the homeowners of Tenison Village deserve quality representation on the board to address their needs, issues, and opportunities. As a board member, my priority is to ensure that the HOA is managed properly and timely. I am a transaction attorney by day and I believe I can provide value with my experience in efficiently managing projects, reviewing contracts, issue spotting, and providing sound recommendations for the homeowners of Tenison Village. As a homeowner for over a year now who loves and enjoys this community, I have witnessed that the major concerns in this community involve security, addressing concerns and projects promptly, and providing notices and accounting in a timely manner. With my experience, I believe I can assist in ensuring that we improve the HOA's provision of quality service to the homeowners at Tenison Village.

Please list previous board position and/ or experience:

Programming chair of People of Color in Dental 2023-2024
Treasurer of the Black Law Student Association 2018-2019
Vice President of the Tax Moot Court Association 2018-2019

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

I believe the board can put a notice in front of the gates for trucks and heavy vehicles cautioning them that making a U-turn or not careful driving through the gate could cause damage.

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

None.



Somto Okoye Candidacy Statement

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

As a passionate and proactive member of this community, I am eager to leverage my leadership experience, strategic mindset, and collaborative spirit to drive meaningful progress. At 30, I bring a fresh, energetic perspective balanced with a track record of delivering results from serving as valedictorian to leading teams in professional and volunteer settings. Having recently purchased a home here, I'm deeply invested in enhancing our neighborhood's value, functionality, and sense of community.

My goal is to ensure Tenison Village at Buckner Terrace remains a thriving neighborhood where residents feel heard and valued. I am committed to transparency, fiscal responsibility, and initiatives that enhance the quality of life for all homeowners.

Please list previous board position and/ or experience:

I have held multiple leadership positions in community and professional organizations, focusing on governance, budgeting, and strategic planning .Committee Chair, Community Outreach Initiative (2020-2023): Spearheaded a volunteer team to organize neighborhood cleanups and social events, improving resident engagement at my previous apartment.

Project Lead, Corporate Sustainability Task Force (2018-2022): Collaborated cross-functionally to implement eco-friendly policies, reducing operational costs by 15%.

Student Council President (High School): Advocated for student needs, managed a \$10K budget, and coordinated campus improvements a role that honed my negotiation and strategic planning skills. Ultimately, recognized as valedictorian, demonstrating a strong work ethic, dedication, and commitment to excellence in all endeavors.

Volunteer Coordinator, Local Food Bank: Mobilized 50+ volunteers, optimizing logistics to serve 200+ families monthly.

These roles taught me the importance of listening to stakeholders, balancing budgets, and executing projects that deliver lasting valueskills I'll apply directly to HOA governance.