

Playmor

Terrace

We do not represent the current HOA Board or management company.

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LIMITED SUCCESS

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NEXT YEAR

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TALK TO US

Dear Playmor Terrace Homeowner

First of all, we want to thank you for sending us your proxy for last week's Board elections. We received a total of 36 proxy forms for owners who couldn't attend the election meeting. In addition, there were more than 15 owners at the meeting who cast their ballots for our candidates. **Had all these votes counted, our three candidates would easily have won the elections** and we would already have started implementing the changes we promised to make.

However, **the inspectors of election voided 14 proxy forms** because these owners had already mailed in ballots for the May election meeting – i.e. when our names weren't on the ballots yet. California law says that all ballots are final, so owners cannot send in an updated ballot (or proxy form). As a result, the incumbent Board members still received sufficient votes to re-elect Glenn Lyons and Sam Goldberg.

The good news is that **Marius Ardeleanu has been elected** to replace Ginger Cameron. He will try his best to make the actions of the Board more transparent from now on, but his one vote can obviously be defeated consistently by the four other directors. If you voted for a real, positive change in the policies of the Board, and for **increased transparency and accountability**, it is important that you continue to support the candidates who actively promote this kind of change. With its current make-up, the Board is still dominated by a faction that seems unwilling to accept new ideas and that has had an antagonizing and polarizing effect within the community.

Board Election Results

Glenn Lyons	48
Marius Ardeleanu	43
Sam Goldberg	42
Kimberly Dotseth	39
Ezra Van Everbroeck	39
Ginger Cameron	39

Voided Proxies

7926 Camino Tranquilo, 7941 Camino Tranquilo
8002 Camino Tranquilo, 8004 Camino Tranquilo
8028 Camino Tranquilo, 8146 Camino Tranquilo

7928 Playmor Terrace, 7956 Playmor Terrace
7967 Playmor Terrace, 7973 Playmor Terrace
7976 Playmor Terrace, 7978 Playmor Terrace
7991 Playmor Terrace

3901 Via Tranquilo

If you own one of these units and did *not* mail in a ballot for the May election meeting, please let us know as soon as possible.

What's next?

We are not giving up. Next year's Board elections for Playmor Terrace will be for two directors: i.e. the positions currently held by Marilyn Dupree and Kathryn McVey. If we can **elect two new people next year**, they can work with Marius Ardeleanu to make much needed changes.

Kimberly Dotseth and Ezra Van Everbroeck will make sure their names appear on the ballots from the very beginning. In the meantime, they will inspect the fiscal records of the association to see whether our money is being spent wisely. They will post updates about what they find on the web site at www.playmorterrace.com.

If you have any questions or suggestions, please **visit the web site or email us at:**

Marius Ardeleanu
pt.marius@gmail.com

Kimberly Dotseth
pt.kimberly@gmail.com

Ezra Van Everbroeck
pt.ezra@gmail.com

Posted on the community web site at Playmorterrace.wordpress.com

Marius Ardeleanu Says:
June 8th, 2007 at 10:17pm

Updates: The results of the elections have been announced. Sean DeFreitas, Community Association Manager from A. McKibbin & Co. left a voice message for me today reporting that I was elected on the board. Sam Goldberg and Glen Lyons were reelected.

I would like to take this opportunity to thank all those who voted for me, as well as for Kimberly Doseh and Ezra Van Everbroeck. Unfortunately, Kimberly and Ezra did not make it this time, but I am told that the votes were very close (nine votes between the lowest and the highest of six candidates). Ezra had more than 30 proxies, but about half of them were invalidated because the respective owners had allegedly voted by mail for the May 16 election meeting. With those votes counted according to the owners' most recent intent, all three of us would have won easily. There is no doubt that a majority of the voting owners supported the block of new candidates. Our stated goals have received a strong endorsement. I will work in good faith with the rest of the board to promote these goals.

As promised, I will push for increased transparency and better communications between the board and the rest of the owners. I will press the case of any interested homeowner to have free and easy access to the association financial records. By putting our heads together we will identify and eliminate sources of waste. We should find alternative venues for discussing these things because people have diverse and busy schedules and not everybody can attend HOA meetings. A website, for example, gives everyone a voice at their convenience, so owner participation in managing the association business can increase. If Kimberly and Ezra get elected next time around, we will have a brand new website, which will be the official HOA channel and will provide a lot more resources for homeowners. Until then, I would very much appreciate your comments and feedback provided on this blog.

Marius Ardeleanu, M.D.

Owner at Playmor Terrace since 2000

Marius is a pharmaceutical physician specialized in clinical trials. In this capacity, he manages multimillion dollar research grants and leads large international research teams working on the development of new drugs.

Marius wants to make the inner workings of the board of directors open to all interested HOA members and to restore the board accountability to the rest of the Playmor Terrace homeowners. He has sadly witnessed a growing sense of suspicion and alienation between the HOA membership and the board of directors over the past few years, and is convinced that increased transparency will restore the trust and will give everyone a chance to become an active participant in the administration of the property. Marius wants to put an end to cryptic HOA budgets and reports, which provide no details and justification for the way our funds are allocated. Playmor Terrace homeowners have a right to know how their money is being used and to expect that the board of directors will exercise their duties with fairness and integrity.

Kimberly Dotseth

Owner at Playmor Terrace since 2003

Kimberly is a licensed California real estate salesperson representing commercial and residential clients. She has completed over \$150 million in real estate sales and financing. She understands the balance between owner and the management of their property. She works well with the City of San Diego and its building, engineering and permit departments. Kimberly is also a mortgage broker and well known in the arts community. She is also a real estate developer and investor. She will take no Playmor listings while on the board of directors.

She works with homeowners every day in her business and understands the emotional toll it takes on an owner when things don't go well, especially when it comes to HOAs. She is a calm, rational and intelligent person who will represent all owners fairly & squarely, with open books, free and public meeting minutes and will be available to any owner for any topic. It will be her focus to get the HOA back on track.

Ezra Van Everbroeck, Ph.D.

Owner at Playmor Terrace since 2004

Ezra is an IT manager at UC San Diego. He maintains critical servers and supervises all IT work in his department. He is used to multi-tasking and keeping track of numerous issues that have to be fixed. Ezra can create a disaster recovery plan and how to communicate when important services are disrupted.

Ezra wants to keep Playmor Terrace owners involved in their community (and investment) by providing easy access to all relevant HOA documents; online if possible, but also paper copies available for inspection on site. He will also create a web site to promote Playmor Terrace as a good place to live (and invest). Ezra wants to hire a management company that keeps track of all reported problems in a computer database so members can easily verify that issues are being taken care of. As the father of two young children, Ezra is also dedicated to keeping Playmor Terrace a family-friendly community.