

## John Zaremba

### 2014 Candidate Questions and Answers

1. Are you in favor of continuing to build sidewalks within the community? If so, how would you propose to decide which sidewalk or sidewalks should be built first?

Yes, sidewalks are an important way for residents to meet and communicate with one another in a very informal way. They contribute to a sense of community. They also contribute to promoting a healthy lifestyle, a concern of the demographic that is attracted to Governors Club. The topography of Governors Club makes it difficult to believe having a totally side-walked community is feasible or financially realistic. Extending the current sidewalk system to Wilkinson Park has been talked about for some time. I have no problem with this choice, as the extension would serve both the Wilkinson Park and Morehead Forest residents. This is a good question for an Ad Hoc Committee to address – perhaps with a survey of the community to determine the optimal location for the next phase.

2. Our community has restrictions against building fences and parking family cars in driveways. Realtors have commented that these two restrictions have caused some potential home buyers to look elsewhere. Are you in favor of modifying or eliminating either of these restrictions so that houses here might appeal to more buyers?

No, the Covenants are clear on the issue of fences. There is no reason to change the prohibition. Car Parking is an issue as many houses have been built with two car garages. If a garage can be enlarged, subject to ARB approval, fine. I do not favor long term parking on driveways. It is unsightly and decreases property values. The POA should not jump on every realtor's idea of why a potential buyer went someplace else.

3. Two years ago, the Board decided to create a Community Activities Committee to run community wide activities and, for the first time, to fund those events with money from our annual assessments (dues). Are you in favor of using POA funds to pay for community wide events run by the Community Activities Committee; or, alternatively, would you be in favor of requiring this committee's activities to be participant funded or funded through voluntary donations?

For me, community wide activities sponsored by the POA is a “maybe” answer. Certainly making the POA building available for resident groups is fine. Art shows and the like are a wonderful use of the space and a showcase for our residents' talents. The POA contribution to the annual 4<sup>th</sup> of July fireworks show is also a good thing. Beyond that I would not be aggressively trying to find events for the entire community. Residents who want an active social

life within the gates have the country club; those residents who are not members are saying to me they prefer to make their own arrangements. I do not support a sizeable budget allocation for community wide activity programs.

4. The primary task of the Marketing and Realtor Relations Committee (MRRC) is to improve our relations with local realtors; for example, to improve their awareness of our community, to make them feel welcome in terms of bringing prospects into the community to view homes for sale, and to make it as easy as possible to obtain information on homes for sale as well as information about our community. This committee is currently funded by the POA with a budget of around \$25,000 to be used for various realtor functions. Are you in favor of continuing to fund this committee?

Building and maintaining good local realtor relations is a proper function for the POA. Spending significant money to do this is questionable without a very well articulated plan. The POA needs to find a way to have a consistent message going out about Governors Club and have a regular contact at the POA for local realtors. I believe this should be more a staff function than a committee function.

5. The POA is currently not funding any marketing programs to increase awareness of our community in areas outside of the triangle (for example, national marketing programs). On a long term basis, would you be in favor of pursuing some type of national marketing effort or program? If so, how would you suggest funding such a program?

I do not see a POA nationwide marketing program having much success. The country club has more arrows in its quiver for this type of effort. It also has a professional on staff that handles marketing; I trust this individual pays close attention to what is and is not working with marketing approaches. Tagging along with the country club when it is appropriate is acceptable to me.

6. Are you in favor of the POA building community wide amenities such playgrounds, picnic grounds and concert arenas? If so, how would you propose to fund those expenditures?

I do not favor spending money on creating a network of community amenities. Providing a sidewalk extension and other clearly focused healthy lifestyle venues could win my support. Beyond that NO to playgrounds, picnic areas, concert areas, pools etc.

7. Are you in favor of allowing the Board to meet in Executive or Closed Session for any reason and without having to state that reason? (See [Resolution # 7](#))

Alternatively, are you in favor of a policy which limits going into Executive Session to “issues that – if discussed in public – could violate privacy laws or harm or cause embarrassment to the association or another party.” (See [Resolution # 3](#); which was rescinded in 2013 and replaced with Resolution # 7.)

*(Note to Readers: The above links to the two resolutions are safe. If you happen to get a warning, please ignore it. If you have not already done so, I encourage you to read both resolutions to decide for yourself what they say. If you wish background information and further explanations on these resolutions, I have provided it here: [Executive Sessions](#). Yes, it is my write-up, but I am quite comfortable that you will be able to read and interpret the resolutions and then judge my information accordingly.)*

The community’s business should be conducted in open session unless there is a clearly understood reason as to why an executive session is needed. To me, these reasons would include consulting with counsel regarding legal issues, discussing litigation or possible litigation, reviewing personal information that is confidential or should not be generally known, conferring about contracts or property purchases, reviewing employees or personnel issues and handling disciplinary matters or rules violations by residents. I generally do not support electronic decision making. Over reliance on closed sessions contributes to suspicion and distrust. Resolution #3 comes closest to my view of when an executive session should be held.

8. Some directors claim that the future of our community is critically linked to getting more young families with children to move here. Others feel that the future of the community is linked to getting couples over the age of 50 (pre-retirees and retirees) to move here. Arguments exist to support both positions. There are also arguments to support the position that both groups are equally important and that we should not try to socially engineer the community or encourage any particular type of buyer. Rather, let every buyer decide on their own whether they want to live here.

Do you lean in any particular direction on this issue? Do you feel that the community should be spending money and/or taking actions to entice a particular demographic segment of buyers to move here? If so, why?

The POA’s business is to take care of Governors Club – its infrastructure, common space and architecture (ARB). If it does all these well, Governors Club will be viewed as an attractive place to live. I do not favor spending money to target a specific demographic to buy homes here. I am glad you are here, whatever the reason.

9. Are you in favor of continuing the annual deer culling program without any changes to the way it is being conducted?

Yes, I favor deer culling. The program is working fine. It has plenty of safeguards and oversight.

10. The most recent road reconstruction project was funded from reserves accumulated over a five year period plus a \$300 special assessment. For the next major road project, would you favor a similar funding method or, alternatively, having the POA borrowing money to accelerate the road rebuilding process?

Generally, I am opposed to borrowing. I was very pleased with how the POA handled the funding of the road rebuild. However, in the current low interest environment it may make sense to do this for an appropriate use. Most of the projects the POA will need to address soon are high cost items – roads and drainage. The Road Study should tell us how much time we have before we have to confront this issue. Borrowing is a topic the POA Board has to fully discuss and seek resident support for the decision it reaches. Governors Club is a 25+ year old community and the cost of keeping it up to the standards we residents expect may very well be high. This will put a heavier burden on our assessments. But, this is the reality of living in our type of community.

11. Running a community association is, in many respects, a balancing act between spending the money necessary to preserve and enhance overall property values within the community and maintaining a reasonable level of dues (or, put another way, not raising annual assessments or initiating special assessments). At one extreme would be those who say it is far more important to keep the level of annual assessments down than to worry about the condition of the community. At the other extreme would be those who say that the condition of the community (and resulting property values) are far more important than worrying about increases in annual assessments. It's probably fair to say that most people are somewhere in between these two extreme positions.

Assuming you are in between those two extremes, can you indicate toward which side of this balance you might lean?

An annual assessment reflects the cost to the home/property owner of implementing GC's priorities. Most expenses are fixed, so an increase should be predictable, assuming priorities remain constant. To me, the issue is what beyond the fixed will an assessment address. This is where the POA Board should be proactive in seeking input and building consensus within the community for an annual assessment increase beyond the usual and customary. Consensus must also be built should the POA Board want to significantly reduce the annual assessment, as this would reflect a significant change in current priorities.

A Special Assessment is a sticky wicket and should be used infrequently and when utilizing one is the most prudent and financially responsible way to raise the needed funds. Again, the POA Board should seek input and build consensus within the community before reaching the decision to levy a Special Assessment.