

HOWARD GROVE

The Woodlake Community is a very diverse community consisting of residents and business owners from multiple backgrounds and socio-economic levels. Please tell us about your ability to effectively make decisions in such a diverse community and how you will accomplish this if you are elected.

Our diversity is an attribute that can set Woodlake apart from other communities by utilizing the wide-ranging experience and ability within our (residential and commercial) community. In this regard my management background in Human Resources and Business Process Improvement enables me to be an effective facilitator. More effectively applying our diversity and multiple backgrounds can be highly beneficial by continuation of clear timely communication throughout Woodlake, urging more people to become involved and providing sound fiscal, facility and other management.

Do you have a long-term vision of the future for Woodlake? What, in your opinion, is the WCA's most important and necessary need?

My long term vision for Woodlake is to provide sound planning for our facility, fiscal, educational and other needs to enhance Woodlake's desirability as a place for all ages to live. Most importantly, it is our ability to grow through fiscal preparedness and by maintaining resources such as our lake and walking trails.

How would you go about maintaining a balance between the desires of some residents versus others who are living closer to the financial edge of being able to meet the dues, all the while remembering that fiscal responsibility is likely the first and most important part of the duties and responsibilities of our Board members?

Balancing desires of some residents with others who live closer to the financial edge is an ongoing endeavor. This should be addressed by more resident involvement (for example volunteering for committees and other groups) in

actively seeking solutions. The Board has a fiduciary responsibility and specific guidelines to follow but it does not function in a vacuum. Communication with and involvement of residents are important.

**What is your opinion on the recent options presented for increasing WCA dues?
What is your view on the potential need for increased assessment fees?**

WCA dues and fees continue to be a primary focus for most residents. We've learned the hard way that not increasing dues or fees for years at reasonable rates led to much a larger increase in one year. It is critical to balance present and future fiscal needs. We have a long range plan in place and a knowledge of short term demands. However, at some point increasing dues and/or fees will be necessary if for no other reason than inflation and the cost of living.

How would you propose to keep our spending in line with what we have, and within what might reasonably be accumulated?

Keeping spending in line with our (current and future) means includes such actions as follow: spend only what is necessary; remain vigilant regarding costs versus income; continue to evaluate our financial game plan; rely on the support of well-qualified, interested volunteers on committees; maintain an effective two way communication between the Board and fellow residents.

Do you think WCA dues should be increased and require all residents to have total membership in all SRC and AFC amenities? What would you say to residents who currently don't use and have no need for an all-inclusive SRC and AFC membership? Do the current facilities have capacity to handle an "all-inclusive membership" option?

Increasing dues is determined year-by-year and at some point dues will have to be increased. I believe in the near future new home owners will be required to have full WSRM membership. We have to be competitive with a growing number of local communities who usually require full membership in their amenities.

We also face competition from Gold's Gym, the YMCA, yoga and aerobic studios, etc. Another aspect is that many home buyers don't want to have to pay various bills (for tennis, weight rooms, etc.) as they want a simplified one-time cost and payment process for everything when purchasing a home. Our costs must be competitive but also reflect the quality and variety of recreational and other opportunities offered in Woodlake. Don't underestimate the fact that we have one great asset nobody else offers, the lake.

How would you answer suggestions that we are not qualified to be in the business of running a swim and racket club business, and thus should get out of that business?

Are we qualified "to run a swim and racquet club business?" Yes and in a nutshell, it is what it is. We own this business now and must maintain it. It affects our property values. The availability of swimming and racquet sports are important to current residents and helps attract potential new residents. Importantly, pool rentals to local swim clubs provide a critical revenue stream for our balance sheet, helps pay our bills and could possibly lessen the impact of an increase in assessments.

How would you respond to the need to keep each of the activities that we enjoy in Woodlake in balance with the ever-increasing cost of maintaining each of the activities involved, and even the basic repairs that are now necessary, due to a lack of proper maintenance in the past?

Balancing the need to keep activities and higher maintenance costs is a challenge to management. It will require a solid business plan including community volunteers who serve on various important committees, groups and in other capacities. Again, spend-only-as-necessary is a key theme. Evaluate what repairs are truly required and can be made given the existing budget situation. Lastly, some repairs or changes entail meeting legal requirements to update a structure or area to existing code, which is also factored into the decision of whether or not to act.

What is your position concerning long range plans to repair our deteriorating pools? What do you think about the idea that each time we renew either the tennis courts, or our docks, or our swimming pools, we never seem to attempt to return them to where they were, rather, we always seem to want to make them better?

I believe this was basically answered in my responses to the previous questions. Remember, we own these facilities and have to maintain them to protect our property values, provide good amenities to dues-paying residents and do so within our abilities to balance income and expenses.

Have you served on any Woodlake committees?

No. But I have done some volunteering such as helping at Turkey Trots and most recently planting shrubs at Rock Harbor.

Have you attended any Woodlake Community Association Board meetings in the last year?

During the past year I attended most of the Board meetings and at least one meeting of the following: Environmental Committee, Neighborhood Advocates, Planning Committee and Financial Transparency Committee.

What is your perspective on the issue of reactive vs. proactive covenant enforcement?

Covenant enforcement has been an issue for some people. We currently follow reactive enforcement guidelines. At some point we will likely transition to a proactive approach but only after advance preparation (i.e. clear communications up front with residents, determination of proper staffing demands, etc.).

Should we support the commercial businesses in Woodlake? If yes, how would you go about demonstrating that support?

Yes, we should support commercial businesses in Woodlake. They are part of us and it takes involvement and investment by all of us to promote a thriving integrated fabric for community growth. I know that many of our local businesses have not felt like a part of the community based on my recent discussions at Gino's, Osage, Woodlake Animal Hospital, Lucky's, Woodlake Village Apartments, Dynamic Taekwondo and Spring Run Presbyterian Church. In the past as a volunteer and Co-Chair for Business First Chesterfield, I learned about concerns of County businesses located outside of Woodlake, which would help me be an effective Board member.

What is it about Woodlake that you like the most?

It's been a great place to raise a family. The lake and walking/biking trails are exceptional and complement the other amenities we enjoy. Residents include people of all ages from various backgrounds and it is a very friendly community.