

CANDIDATE STATEMENTS

Andy Cabral – Crossvine Drive

First and foremost, I have been of resident of Potomac Shores since 2017. Along with my wife, and our 8-year-old daughter, I am neighbors to my brother and mother. Our three homes were the 2nd, 3rd and 4th home built on Crossvine Drive. In my professional career, I am the CEO of Vigario Management Corp. The company is in multiple industries such as Food Service, construction, manufacturing and commercial real estate. We employ and oversee 420+ Team members all around the northern Virginia area. As far as what kind of experience I have with a position as a perspective board member, I currently hold seats on these national and local organizations:

1. **Regional Advisory member:** For Dunkin' in the Philly, Baltimore & DC market (13 years), elected by the franchisees to serve in an advisory capacity with Corp Executives to direct the course of business initiatives nationwide.
2. **National Development Advisory Sub-Committee Member:** (6 years) appointed by Dunkin' to work directly with top level executives on issues with development throughout Country.
3. **Regional Equipment Task Force member:** (3 years) appointed by Dunkin' to work with National vendors on issues arising from major or consistent equipment failures related directly to the specific equipment in use and serviced by regional service providers.
4. **President of the Linden Business Association:** (2 years) Elected by the property owners to oversee the operations of the Business Association who is responsible for over 100 acres of retail and industrial properties along Sudley Road Rte 234 in Manassas, VA.

Christian Bolden – Falcon Heights Street

After nearly half a decade in Washington, D.C., and giving birth to a happy, handsome, and healthy little boy (Croix Ashton Bolden), my wife (Stephanie) and I decided to make Potomac Shores our new home. We are proud to be your neighbors; to share in the growth and diversity this community offers. While COVID-19 mitigation efforts have prevented us from meeting many of you, 2020 has reinforced the importance of health, safety, and community. I vow to incorporate those values in every resolution I support. Key areas include:

- *Effective* stewardship of HOA treasure (fiscal responsibility)
- *Enacting* measures that promote a safe environment for our children to play and grow
- *Ensuring* effective operations and management of commons and social areas
- *Pursuing* expedient VRE & Town Center development

Like you, Stephanie and I beam with pride when we consider Potomac Shores' future. As a resident, I'd be honored to represent *your* interests as a member of the Potomac Shores Homeowner's Association Board of Directors.

Derek Gebelhardt – Redshank Road

I moved to Potomac Shores in 2018 after relocating from Hawaii. Since moving to Potomac Shores, I have been an active member of the community, attended every Developer's Update, HOA Meeting, and various county meetings pertaining to the development of Potomac Shores, and its Town Center. I am passionate about the development of the community, and wholeheartedly believe that there is no such place as Potomac Shores. The diverse population within our community is what ultimately drove me to move here, and is a large part of why I love living here. It's also one of the main reasons I am seeking election to serve on the HOA Board of Directors.

Shortly after moving here, I realized the communication within the community could be vastly improved, which is why I created the Potomac Shores Residents Group on Facebook. I then volunteered to serve on the Communications Committee and implemented the Facebook Group as another mode of communication for residents. The Group has quickly become a one-stop-shop for Potomac Shores residents to learn more about the HOA processes, the development of the community, as well as a robust social network. Since its inception, the group has grown to represent over 1,100 residents, and is growing daily!

My time as the creator and administrator of the Facebook group has allowed me to interact daily with residents to help answer questions, solve problems, and truly understand the concerns and grievances that our residents face. My experience from serving on the Communications Committee has allowed me to develop a rapport with the HOA Management Staff, other HOA Committee leads, as well as community leaders. Both of these reasons, coupled with my passion for helping others, and my deep level of understanding of HOA bylaws, proffers, and other various governing documents, make me equipped to represent homeowners on day one if elected.

I am seeking to run for a position on the Board of Directors because I am passionate about our collective successes as a community. I am a man of my word and cannot, in good faith, make promises that I cannot keep such as delivering a Town Center during my tenure. Instead, I will only make one simple promise to every resident: If elected, I promise to make every decision with all residents in mind and to hold the developer accountable. Because at the end of the day and the dust settles, we, the homeowners, will be stuck with the ramifications of decisions made by the current Developer Controlled HOA Board.

I humbly request for you to vote for Derek Gebelhardt to represent you on the Potomac Shores Residential Association Board of Directors on February 9, 2021.

Kerri Francis Bradley – Meadowlark Glen Road

As a candidate, I bring the knowledge and expertise of a program management professional (PMP certified) and the compassion of a mother and neighbor. In my work life, I serve as Director over a \$28 million+ line of business. Many of the skills used to run and grow such a portfolio would be of benefit to the board of directors. In my private life, I am a mother of 3 and a dog-mom of 1. In both roles I have grown to appreciate the art of empathy, patience, and forethought. I believe we have a great community growing here. Having handled budget plans, resource constraints, stakeholders, desires and priorities, I believe I bring a professional understanding to the board while also bringing a neighborhood voice. I want what everyone wants, our neighborhood to be a happy and valuable place.

Kyle Dawson – Twin Six Lane

Hello Neighbors!

I am currently serving on the Potomac Shores Residential Association Board of Directors. I strongly urge you to consider me as a Board of Director candidate. I will continue to have the best overall interest for this community.

Growing up as a military brat and attending the Department of Defense Dependents Schools (DoDDS), I can also relate to this military neighborhood.

I've been a crew leader at Washington Gas for the past 8 years where I've been responsible for ensuring public safety, responding to emergency and high priority situations. I have extensive experience overseeing new construction, new businesses as well as working closely with the fire department and customers.

Previously, I served as chairperson of the AD-HOC Recreation Committee at Potomac Shores where I've been tasked with getting the overall input the community would like to see as our next amenity and working with the current Board of Directors to provide our recommendation.

In addition to my background with Washington Gas and community rules, I have volunteered several events and developed a good working relationship with PWC Recreation Director Seth Hendler-Voss. I also have extensive knowledge, connections and resources with various attorneys, small business owners, vice presidents, directors of public affairs, superintendents of PWC schools and various utility and construction officials.

If reelected, I will ensure that I will give my absolute best to serve our neighborhood. I am highly motivated, reliable, professional and efficient in many areas. If given this opportunity, I can assure you that you will not be disappointed as I will be a valuable asset in assisting with anything pertaining to our HOA.

Thanks again for your consideration.

Neville Welch – Twin Six Lane

1. I am asking for your favorable consideration of my application to function as an active board member of the Potomac Shores Residential Association, Inc.
2. I am the most viable candidate because of my experience as the former president of the Van Buren Village Homeowners Association, and a current member of the Cherry Hill Development Association. During my tenure as president, the property of Van Buren HOA was managed by RH1 Management, LLC, which was located at 18139 Triangle Shopping Plaza, Suite 216, Dumfries, VA 22026, and subsequently by First-Service Residential which was located at 6074 Franconia Road, Alexandria, Virginia 22153.
3. In my capacity as the president of the Van Buren Village HOA, I transitioned the property management from RH1 Management LLC, to First-Service Residential. Also, I was responsible for formulating policy and adjudicating policy issues regarding late HOA fees, architectural guidelines, traffic and sidewalk related challenges, trash and snow removal, water runoff and erosion issues, evaluating the health of trees, annual inspections, and consuming management reports. In addition, I led a successful campaign to increase homeowner's participation, in HOA meetings and activities, by one hundred percent in one year.
4. As a current board member of the Cherry Hill Development Association, I am deeply involved in the issues affecting homeowners in Potomac Shores. As a result, I believe it would make sense for me to be a board member of Potomac Shores Residential Association, Inc., in order for me to acquire and dispense first-hand information, effectively advocate for homeowners, and prudently share what I have learned.
5. Finally, please recognize my credentials, experience, and capabilities as value added to board. I am looking forward to enthusiastically collaborating with you and doing my best for Potomac Shores Residential Association, Inc. Thank you.

Orlando Jones – Silver Arrow Drive

Greetings Potomac Shores Residential Association Board Members and my fellow Potomac Shores Residential Homeowners,

My name is Orlando Jones your neighbor residing in the beautiful Potomac Shores Resort style premiere community. I am excited to seek election and I appreciate your vote to serve as one of your newest members on the Potomac Shores Residential Board of Directors.

Potomac Shores is a fantastic place to live, my family and I immensely enjoy its many holistic and wholistic attributes and amenities, e.g., dense nature trails, methodical landscaping, swimming pools, well-appointed fitness center, community elementary and middle-school educational facilities, social barn, diverse community activities, and recreational enablers.

Providing, I am selected by you the tenants to serve on this paramount important position and ratified by the management team, I vow to earnestly advocate Potomac Shores "Cherry Hill" Historic Community as a great diverse place to reside within the Prince William Northern Virginia corridor. I have resided at the Shores for more than four years and actively participate in many amenities that Potomac Shores has to offer. My wife and I can be often seen either at the Club House, Fitness Barn or taking a leisurely stroll within the community. I also served as a member of the Dumfries, Wells Botts Museum and as a board member on a Prince William Committees both that actively support the growth and development of Potomac Shores and the Cherry Hill Historic Preservation initiatives.

EXPERIENCE: Being a Board Director member requires “team-work” “collaboration” especially when understanding and executing the budget and finances of the Shores. Requires “Real-time and “On-Point” debating and executing proposed ideas, dedicating the time required to do a thorough in-depth job, and *most importantly*, balancing the various passionate interests that make up Potomac Shores’ residential community.

I believe my extensive formal education, Founder and CEO of a Human Capital management company, and senior leadership as a U.S. Army Sergeant Major, Adjunct professor at two universities in Northern Virginia and extensive background in business marketing federal and business procurement. I have a long tenure in participating within HOA community practices, and often acclaimed for having high energy and enthusiasm which will add *positively* to the composition on the Board of Directors.

DEDICATION: I like to be personally involved in my community and know what is happening, either by participating, talking with neighbors, knocking on the doors of civic leadership reading about various topics, issues and events. In doing my homework for this election, I attended several of the board meetings in 2020. I look forward to meeting and visiting with you in the neighborhood either in person, by zoom, telephone and other popular social platform modalities! As a board member I will be a strategic listener to your priorities, read and reply to your responses and direct your concerns and or praise to the appropriate level accordingly.

ENERGY: Energy and enthusiasm is an asset in any organization or group, and the Board of Directors is no exception. I want to add my energetic and enthusiastic dynamic to the Board and use it to work with staff, members, and community to create positive and desirable outcomes for Potomac Shores.

My Goals as Your Board Member (in no specific priority):

1. Ensure POTOMAC SHORES continues the path of excellence for Association Vision, management, amenities, service, and recreation.
2. Be sensitive to the cost of the Annual Assessment while balancing the *needs* of the Association with the *wants* of the tenants and community at-large.
3. Listen to and get feedback from the Membership. Discuss, decide and promote Board decisions that maintain—or better yet!—enhance member experience, satisfaction and property values.
4. Support the General Plan Committee and various amenity upgrades, (ex. VRE, WALKING TRAILS, COMMERCIAL EXPANSION, BOARDWALK, 13+ PARKS AND WALKING TRAILS, Center remodel) that members request to keep Potomac Shores a premier neighborhood in the Prince William county.
5. Secure service-level expectations of consistency and breadth for members by guaranteeing quality and quantity of employees for Potomac Shores Association.
6. Voice family concerns/ideas and bring that perspective to current and future Board decisions and debate.
7. Communicate and be transparent, accountable, approachable, and responsive to members.
8. Motivate and encourage the Membership to read/listen/watch what Potomac Shores residents communicates and continual to solicit more effective ways to engage all stakeholders.
9. Bring balance, energy, vitality, social and professional experience and diversity to the Board.

If you share my vision and believe in the Association Vision and you are pleased with what Potomac Shores offers and are happy with your property value and/or rental revenue, then protect what you like and vote for me! I believe Potomac Shores is managed well with sound Board guidance, have made solid decisions and will continue to arrive at thoughtful financial decisions, plans for and improves facilities and I believe Potomac Shores can be even better!

The “Shores” is a great place to live, vacation and play and as your newest board member I will work openly and diligently to support that path. VOTE for ORLANDO!

Salim A. Yassine – Morgans Point Drive

I am interested in running for a position on the Board. As a resident who lives in the community, I strongly believe that I may provide the support and need for continuity and consistency in leadership with the Board. I have been involved in the private and public sector for over 12 years. With my involvement with the Board, I look to serve the community which I intend to live in for the rest of my life, with my wife and daughter. I was raised locally, in Woodbridge, and attended Strayer University for my undergrad and UMUC for my graduate's degree. There may be some challenges, but with my input and the commitment of the board, we can all help keep our community safe for the years to come! Thank you for your consideration.

Terry Reid – Red Mulberry Road

Greetings, Fellow Neighbors. My name is Terry Reid. I recently moved to Potomac Shores, "The Woods", last summer. I am a proud Mother/Grandmother, and Civil Servant with over 35 years of professional federal experience working with the Department of Defense (Fort Sill, Fort McPherson, HQ Department of Army), Office Assistant Secretary of Defense, Naval Facilities Engineering Command and currently working for the Department of Energy in Washington, DC. As a Project Engineer/Project Manager, my entire tenure with the Federal Government has been a focus on Energy Management. Under my leadership, I've worked very closely with Installation Commanders, Energy Officers, Facility Managers, Building Managers, local utility companies, internal/external stakeholders & state/federal agencies to meet mandated Energy Goals set forth by the President of the United States. In addition, I oversee the Veteran Internship Scholars Program and mentor College Students. I received my Bachelors of Science Degree in Mechanical Engineering, from Prairie View A&M University. I am a Certified Federal Coach, Mentor, lifetime member of Alpha Kappa Alpha Sorority, Inc. and a faithful member of Christ Chapel Ministries. High lights of my credentials are: Graduate of Army Management Staff College, Fort Leavenworth, U. S. Army Lean Six Sigma (LSS) Greenbelt, Facilities Engineering Certification Level III, Construction Officer (Tech) Representative (COR), Graduate of the Federal Internal Training Coach Program and currently enrolled in the Excellence In Government (EIG) Leadership Training Program.

Because of my love for family and community, I am seeking a position on the Board of Directors, Potomac Shores. Over the past years, I've served my community in the following Leadership roles: local PTA President; President of the Atlanta Metro Alumni Chapter; Treasurer & Chair of Architect Committee, former neighborhood Homeowners Association (HOA); Coach/Mentor; and Facilitator within Christ Chapel Ministries. It is my desire to serve and help promote, protect and preserve our beautiful neighborhood community. By doing so, I wish to offer my time, talent and dedication, by keeping the business of our Association in decency and in order. Please accept my nomination & vote for me, as your next member to serve Potomac Shores, Board of Directors. Thanks!

William Triplett – Red Mulberry Road

My wife and I have been residents of the Ryan Villas (southern part of the community) here in Potomac Shores since August 2018. We moved here from Fredericksburg as we planned to remain in the area after our retirement from the military and knew that we wanted to be closed to D.C.

Since we have been here over two years, we have seen the growth in our community but also know that someone from the southern communities is now needed on the board to provide our input and perspective. As an avid runner and dog walker, I am blessed to be able to see our community on foot and talk to my neighbors about their ideas and would be honored to share this as a member of the board.

What I bring to the board is my experience as a consultant and former Naval Senior Officer with over 30 years of **Leadership, Operations, Personnel Management, Financial Management, and Project Management** experience in the United States, Japan, Germany, and other locations around the globe. I have demonstrated performance in:

- Strategic Planning
- Training and Education

- Financial Management
- Executive Management and Leadership
- Personnel Management
- Project Management

If selected, it would be my honor to serve you, the residents of Potomac Shores, and I thank you very much for your consideration.