**Melinda Baker**

I am excited to announce my candidacy for an open position on the Parkers Run HOA Board. I am looking forward to continuing to work with the HOA Board to make Parkers Run Community a wonderful place to reside.

I retired as an Operation Support Specialist, management position, from the United States Postal Service after 32 years of service. I held a board position as treasurer for the Inwood Heights Inc. in NY, NY for 3 terms.

I have lived in Parkers Run development for almost 6 years, and have served on the HOA board since 2017. My main reason for joining the board when I first moved into the community was to be involved in having dues lowered. During this time, I have been involved with the following projects and community issues and concerns:

1. Approve ongoing ARC request, annual contracts, and repairs. Attend bi-weekly HOA board meetings, met with several homeowners to address their concerns.
2. I initiated, along with another board member to visit Legum and Norman, our previous management company to inquire what they were doing to benefit our community. This management company was billing us, but not recouping any delinquent HOA dues. Based on the findings, the board determined to hire BC Communities, our current management company which was much less expensive. It resulted in a savings which allowed us to lower the HOA dues from $720 to $623.
3. Work with our management company on residents who are delinquent on their HOA dues. This process helped obtain additional monies to pave the remaining streets in our community.
4. Coordinated with other board members to get homeowners signatures for the Kent County Conservation Program to take over the maintenance for our 3 ponds. If we are accepted in this program, it would ensure the development would not be responsible for any cost on repairs.
5. Volunteered to remove broken equipment and spreading 40 yards of mulch on the playground for the safety of the children in the community.
6. Once the Treasurer resigned, I stepped in and verified the monthly financials and delinquent reports and reported discrepancies to BC Community and the HOA attorney. These discrepancies were addressed immediately.
7. Volunteered to chair the Community Committee along with another board member.
8. Involved with the decision in presenting to the Homeowners lowering HOA dues from $720 to $623.
9. Participated in creating transparency within the community by ensuring there was a website and Facebook page available to the community. These two forms of communication allow residents to access the bylaws, deed covenants, view previous annual meeting minutes, and pay HOA dues online. Homeowners now have access to current events real time in their community.

These are my goals for the community.

1. Continue working with management, attorney, and residents to construct a payment plan on delinquent HOA dues.
2. Get homeowners to join the Community Committee, to be more involved and have more input in what goes on in their community.
3. Continue to research strategies to ensure our HOA dues will not increase.

Thank you for your consideration,

Melinda Baker