



The Woodlands Community Owners Association

c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

PMP Management - Sydney Mork
515 Marin Street Suite 404
Thousand Oaks, CA 91360

DO NOT DISCARD THIS PAGE

The perforated stub at the bottom will need to be signed and returned with your ballot.

In addition to this notice, this package contains the following:

1. One Official Ballot
2. One double-window envelope
3. One smaller Secret Ballot envelope
4. Three double-sided pages of candidate statements

Please note: The candidates are solely responsible for the content in their statements, neither the Association, nor the Inspector of Elections have redacted or edited any of the content in the statements enclosed in this election package.

October 16, 2025

A Meeting of the Members will be held as follows:

Date: November 19, 2025 (All mailed ballots must be received by us by November 18, 2025)
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/thewoodlands)

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **PMP Management – 515 Marin Street, Suite 404, Thousand Oaks, CA 91360**

This Meeting of the Members is being held to vote on the election of FIVE (5) directors.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Woodlands Community Owners Association bylaws define a quorum as “25%” of the voting power of the association, or 75 members. This quorum requirement is lowered to 20% (60 members) at a reconvened meeting. If quorum is not reached at any meeting, the members in attendance at the meeting may vote to either (a) reconvene the meeting to a later date, or (b) close the meeting without reconvening, meaning no election will take place (this is done via a voice vote of the homeowners present at the meeting). If a meeting is reconvened the deadline for receiving ballots will be extended as well. Please return your ballot so that we can meet quorum!

If you have any questions, please do not hesitate to contact your association’s Inspector of Elections. The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

Detach along perforated line and place this stub in the provided window envelope.
Please make sure that the addresses are showing through the windows.

OWNER SIGN ABOVE (only one owner’s signature is required) **Signature must show through window or ballot will not be counted!**

PMP Management - Sydney Mork
515 Marin Street Suite 404
Thousand Oaks, CA 91360

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c/o The HOA Election Guys - WoodlandsFILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the smaller Secret Ballot envelope.
- 3) Insert the sealed Secret Ballot envelope into the window envelope.
- 4) Sign this stub in the left corner (**your ballot will not be counted if you do not sign this stub**)
- 5) Detach and insert this stub into the window envelope, making sure your signature and the addresses are showing through the windows.
- 6) Mail your ballot
(if not provided, make sure you apply postage!)

CANDIDATE STATEMENTS
(Additional statements on reverse)

Debbie Bernard

I have lived in The Woodlands for seven (7) years and I care about our community. I joined the current Board about one year ago, I prepare the community newsletter, and I participate in the Safety Committee. I am most proud of being the primary contact for Firewise USA and helping our community achieve our Firewise Recognition Certificate. This was accomplished by forming a team, being involved with assessing wildfire risk, developing a Firewise action plan for our HOA, and sharing educational information with homeowners all designed to help the HOA and homeowners increase wildfire resiliency. I also participate in the monthly Ventura County Fire Safe Council meetings on behalf of the HOA. I would like to continue helping our community thrive and I'm asking for your vote to serve another year on the Board.

Thomas Hoeberling

I have been a member of the Association for over two years and have been on the Board of Directors as Treasurer. I have an MBA from the University of Michigan and have served as the CFO for various corporations, both non-profit and for profit. I believe in representing all members of the Association and I am always looking for input from all.

John Larabee

My name is John Larabee, and I've been a proud homeowner in our community for the past seven years. I'm running for a position on the HOA Board because I believe in our neighborhood's potential — and I want to be part of a team that helps move it forward.

Professionally, I bring over two decades of experience as a retail executive, with a strong background in strategic planning, operations, and team leadership. I've also served on a corporate board, where aligning stakeholders around shared goals was critical — a skill I know is equally important for our HOA.

My vision is simple but ambitious: I want our association to be a collaborative, transparent, and effective organization that improves quality of life for every resident. I recognize that some homeowners have dealt with unresolved issues stemming from the original developer, and I'm committed to helping our board address those challenges head-on with persistence and professionalism.

If elected, I hope to accelerate key initiatives, foster clearer alignment between the board, homeowners, city officials, property management and contractors, and ensure that decisions reflect the collective interest of our community. I've attended several board meetings in recent years, and I'm ready to contribute more directly, with both time and energy.

Thank you for your consideration!

Candidate Statement – Taylor Johnston
For Board of Directors, The Woodlands Community Owners Association

My name is Taylor Johnston, and I'm excited to announce my candidacy for the Board of Directors for our Homeowners Association. As a proud resident of our community for almost 5 years, I'm passionate about making it the best possible place to live—not only for today but for the years to come.

I believe that strong communities are built on trust, communication, and thoughtful leadership. If elected, I will bring a balanced and informed perspective to the Board, guided by transparency and a deep commitment to listening to the voices of our neighbors. My goal is to help shape decisions that enhance our shared spaces, uphold property values, and support the needs of all residents.

With a background in business, I understand the importance of reviewing all options carefully, seeking input from diverse viewpoints, and making decisions based on what's best for the long-term health of our neighborhood.

I am particularly focused on:

- Maintaining and improving common areas to reflect the pride we take in our community
- Encouraging open communication between the Board and residents
- Making responsible, data-driven financial decisions

I care deeply about this wonderful community and would be honored to represent you on the Board. Thank you for your support and the opportunity to serve.

Sincerely,
Taylor Johnston

(Additional statements on reverse)

CANDIDATE STATEMENTS
(Additional statements on reverse)

James S. Jones
149 White Bark Lane
912-617-7017
jasda11@icloud.com

July 30, 2025

The Woodlands Community Owners Association Board of Directors

Subject: Candidacy for The Woodlands Community Owners Association Board of Directors

Dear Members of The Woodlands Community,

This letter respectfully submits a candidacy for the upcoming Board of Directors election for The Woodlands Community Owners Association. As a dedicated resident and active community member, I am passionate about keeping The Woodlands a beautiful and safe place to live.

My professional background includes a Ph.D. in Food Science from Purdue University and over 20 years of experience in executive leadership. I am an innovative, collaborative problem-solver with a proven track record of achieving "game-changing" success in the Food, Aquaculture and Medical fields, which includes holding several patents.

I am deeply committed to our community's well-being and have actively served as an HOA Board Director for the past two years. During this time, I chaired The Woodlands Safety and Security Committee, successfully implementing the Flock Security camera system linked to the Simi Valley Police Department's AI system. Additionally, I led the transition to and managed the more professional Archon Protection security company, which has dramatically improved our community security.

I currently enjoy hiking the miles of trails around The Woodlands. Daily walks with Asa, my daughter's golden doodle, provide frequent opportunities to correct or report any maintenance and safety issues promptly. While currently employed as a Pre-K through 12th Grade and Special Education Substitute Teacher with the Simi Valley Unified School District, my commitment to the continued success and improvement of our community remains a top priority.

My diverse background, proven leadership skills, and genuine commitment to community safety and well-being make me a strong candidate for a position on the Board of Directors. I am dedicated to working collaboratively with the Board and residents to address the challenges and needs of the community, and to further enhance The Woodlands for everyone.

Thank you for your time and consideration. I look forward to the opportunity to continue serving our community.

Sincerely,
James S. Jones, Ph.D.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Shekar Panchapakesan

1. I have been a member of the association since 2019.
3. I have over 30 years of experience in Leadership positions in the Financial Services domain, and recently retired from my job as Senior Vice President in Bank of America. Most of my experience was in the Mortgage Servicing function which enabled me to acquire extensive knowledge relating to Real Estate and Housing.
- 4/5. I believe that the goals of the HOA should be to foster a strong sense of community among the residents, to protect and preserve the property values of homes in the community and to ensure transparency in the affairs of the HOA. I will work towards these objectives.
6. I have attended a number of meetings on Zoom and once in person.
7. I currently serve on the Board (since 2023) of a non-profit charity (India Friends Association) and have been an active volunteer in several local organizations. Since 2022, I have been an active volunteer for United Way, as part of the VITA (Voluntary Income Tax Assistance) program, where we provide free Income Tax filing services for low income taxpayers and senior citizens.

Karthikeyan Velayudhasamy

Dear Neighbors,

My name is Karthik Samy, and I am excited to announce my candidacy for a position on our HOA Board of Directors. As a proud resident of our community, I care deeply about maintaining and improving the quality of life, property values, and shared spaces that make our neighborhood a great place to live.

I bring with me 25 + years of professional experience in fintech, which I believe will be a valuable asset to the board. I have a strong background in budgeting, contract negotiation and I am committed to transparency, fiscal responsibility, and collaboration.

My priorities as a board member would include:

- Ensuring responsible use of HOA funds and clear communication on financial matters
- Maintaining and enhancing common areas and amenities
- Promoting a welcoming, inclusive community for all residents
- Supporting fair enforcement of HOA rules and fostering neighborly cooperation

I am approachable, solutions-focused, and ready to listen to your concerns and ideas. Together, we can continue building a strong and vibrant community.

Thank you for your consideration and support.

Warm regards,
Karthikeyan Velayudhasamy
326 White Bark Lane

CANDIDATE STATEMENTS

(Additional statements on reverse)

Michael Napal

Dear Woodlands Community Owners Association Board of Directors,

I am writing to announce my candidacy for a seat on our HOA Board. As a homeowner in what we fondly call our “magical valley,” I’ve witnessed firsthand the promise and potential of our rural enclave—and I am committed to guiding us across the finish line.

Over the past five years, I’ve proactively engaged with the HOA, PMP, the City of Simi, KB Homes, and Lennar. Those efforts have mitigated liability for homeowners and the Association, yet key infrastructure projects remain unresolved. Without an approved action plan or timeline, it’s all too easy for momentum to stall. I believe it’s time for focused leadership to:

- Secure developer commitments and schedules for roads, custom lots, and hillside transfers.
- Address geotechnical and soil-testing needs around the Senior Center.
- Restore irrigation, replant common areas, and hold vendors accountable for landscape upkeep.

My professional background and collaborative style align directly with the demands of HOA governance:

- A decade as an executive at Fortune 500 companies, followed by 25+ years in creating and scaling several industry-leading tech firms.
- Stewardship of multimillion-dollar budgets, negotiation of thousands of contracts, and oversight of major construction initiatives.
- Board experience with nonprofit and for-profit organizations, city and industry committees, and a member of Simi Valley’s Emergency Response Team (CERT).
- A strategic, information-driven approach that solicits input from all stakeholders without sacrificing decisive action.

If honored with your vote, I will prioritize:

1. Strengthening our financial health through transparent budgeting and reserve planning.
2. Enhancing communication channels to keep every homeowner informed and engaged.
3. Elevating community aesthetics with a measurable, vendor-managed landscape maintenance plan.
4. Finalizing construction schedules for custom lots and the Senior Center Development.
5. Ensuring the developer submits—and adheres to—a remediation plan for areas still under their maintenance control.
6. Developing a multi-year capital project roadmap that balances sustainability with cost-effectiveness.
7. Chartering formal committees to tackle design, finance, safety, and amenity upgrades.
8. Reviewing and upgrading community amenities to enhance property values and quality of life.

Together, we can cultivate a culture of respect, accountability, and results—preserving the Woodlands’ unique character and safeguarding our investment for years to come. I respectfully ask for your support and welcome your ideas on how we can move forward, united in purpose and pride.

Thank you for your consideration.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Howard Roth

I have served on the Board of Directors at the Woodlands for almost four years. During that time, I have worked hard to make our community safer, better maintained and better managed while being financially responsible and working to protect our property values.

Some of the things I have helped accomplish:

- Added a nightly security patrol as well as license plate reader cameras, to increase safety.
- Repaired and enhanced the entry lighting to make entering the Community at night safer and more attractive.
- Worked closely with our landscape company to keep our trees and plants healthy and well groomed.
- Removed fence rails to create openings to make it easier for pedestrians to exit the sidewalks if desired.
- Implemented removal of pine trees for compliance with our Firewise accreditation which will help all of us with our fire insurance.

All of these improvements occurred without raising our monthly fees for the last five years.

In addition, I have worked closely with our Reserve Study consultants to make sure we have accounted for all of the physical assets we are, or will become, responsible for maintaining and to ensure we are properly funded to do so. Based on our most recent Reserve Study we are over 170% funded and in excellent overall financial shape.

I would appreciate the opportunity to continue serving on the Board of Directors.

Thank you very much for your consideration.

Dean Stoutland

I purchased my home in the Woodlands in 2016. I have retired from an international consulting firm where I managed client relationships and people for over 40 years. I value this community and the investment my wife and I have made in our home and want to do my part to ensure the ongoing success of our community and investment by serving on the board. I have served on numerous boards and committees for non-profit organizations over the years and believe my experience in the business world and on those boards/committees will serve The Woodlands well if I have the privilege of serving on this board.