

# THE SUMMIT AT TURTLE RIDGE COMMUNITY ASSOCIATION

## Candidate Statement

### **Frank Wells**

#### **How long have you been a member of the Association?**

*I have been a homeowner and resident of Turtle Ridge since 2010. My wife and I are proud to call this community our home. The major responsibility of our board is to represent the best interests of the homeowners in our community in preserving its character and appearance, ensuring our safety and enhancing our property values.*

#### **Please provide a brief background including past related experience and how this experience qualifies you for this position.**

*I am retired after a 40-year career in engineering and program management in the aerospace and defense industry leading large, diverse organizations and programs. Managing over \$100M annual budgets on complex programs and establishing strong customer and supplier relationships, I also delegated responsibilities while holding people accountable. I have a strong background in executive leadership, management and planning as well as a business acumen and common-sense approach that are ideally suited to serve our community's board of directors.*

#### **Have you served on a Board of Directors before?**

*I was elected to our board and served the community in 2016 and 2017 as vice president. During my tenure improvements were made in tree trimming, community maintenance and pool and facility upgrades. **I am most proud of my conduct in acting in our community's best interest in dealing with homeowners, fellow board members and management** while being fiscally responsible and prudent in expending financial resources.*

#### **What is your vision for the Association?**

*I pledge to work together with my fellow board members in continuing to maintain and enhance the Summit at Turtle Ridge to be one of the premier communities in Irvine and Orange County and strive to improve our reputation with management companies and vendors.*

#### **What do you hope to accomplish as a board member?**

*The current board has worked hard to ensure that Turtle Ridge is well maintained and operated but there is still an opportunity for improvement such as:*

- *Landscaping maintenance and tree trimming are our largest expenditures. Maintenance of our parkways and slopes has deteriorated and I will work to improve these as well as to ensure that tree trimming is scheduled on a rotational basis.*
- *Ensure that we are **fiscally responsible** in meeting our budget through appropriate operations, maintenance and improvements to our facilities and landscaping while keeping monthly dues as low as practical and maintaining our reserve funding to a high level.*
- *I will respectfully listen to homeowner's concerns and ensure that the board is acting in the best interests of the community and working collaboratively with management.*
- *Improve communication through a website and an informative monthly newsletter.*
- *I pride myself on being extremely ethical, will avoid any conflict of interest and be transparent in dealing with everyone.*

*I would appreciate your vote(s) to serve on the board. Thank you!*