



BOARD OF DIRECTOR CANDIDACY STATEMENTS

Samantha Sanchez **Candidacy Statement**

Why would you like to serve on the Board of Directors?

I think it's important to participate so that the issues that need to be addressed aren't overlooked/static.

Please list previous board position and/ or experience:

I am currently serving as Board Secretary after being appointed by the Board President after a vacancy. I have had a successful career in the Real Estate/Title Insurance industry for almost 24 years.

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

I feel we need to focus on unity between the East and West sides of COL and come together to maintain a safe and peaceful environment for our families. Right now, I think a huge issue is traffic and traffic safety along with upkeep of our common areas and amenities.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

No.

Syed Mushfiq Rahman **Candidacy Statement**

Why would you like to serve on the Board of Directors?

I want to get insight on the details on the budget for Creeks of Legacy HOA. I want to better understand how the budget is set for expenses specifically the maintenance costs of Creeks of Legacy and its impact on the bi-annual HOA member fees.

Please list previous board position and/ or experience:

I do not have any previous board position experience. I have been a resident of Creeks of Legacy for 4 years now. My background is in Tech specifically Cloud DevOps Engineering. I have taken part in volunteer activities since I was in high school and have remained engaged with community wide issues since then.

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

I walk around the Creeks of Legacy everyday, so I have noticed the drip irrigation on many points along Doe Branch Blvd & Clear Creek Pkwy overflowing onto the sidewalks and streets. I want to better understand the maintenance schedule for these drip irrigations so we can reduce the water wastage and reduce the cost of the water bill. I also would like to work on to reimplement a formal process for members to reserve the Clubhouse for

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various events via the website with a deposit fee for use of the clubhouse and cover the cost of clean-up & any possible damages to the premises.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

No.

Karim Kargozar **Candidacy Statement**

Why would you like to serve on the Board of Directors?

Good day everyone, I hope all is well. My name is Karim Kargozar and it is a pleasure to once again announce my candidacy for the board of directors of our beautiful Creeks of Legacy HOA. I was one of the first couple of houses in COL back in 2016. It is unbelievable how fast we have grown over the past few years and how we have acquired the fantastic and beautiful folks who have chosen to be part of our great community. I have been a solid member of multiple committees in our neighborhood for many years and have participated and also lead some of these awesome committees. Most of you have seen and observed my voluntary help and some of my posts on our social media. I believe I can help the HOA board of our COL to become even more successful with the great energy, enthusiasm, and leadership that I bring to our beautiful community. I am extremely dedicated to serving the people who are part of the team as well as people who enjoy the outcome of the work from the team. I am honest, a family man, trustworthy, ethical, friendly, customer service oriented, and respect diversity with great deals of respect and support. I have over 30 years of experience in leadership and management. I am well educated and have gone through all levels of graduate degrees including obtaining my MBA and working on PHD initiatives. I have been married for over 25 years and have grown up sons and daughter and grandchildren. I work hard for the community and volunteer in your committees all the time, and I have been there to support every aspect of social and other committees within our beautiful community. I have great ideas that will continue and help the community grow and I will support great HOA and board members all the time. I have supported and helped the campaign for our great mayor of Celina and if selected will continue to be an active member of the HOA board to bring prosperity and success to our community and our fantastic neighborhood.

Please list previous board position and/ or experience:

My board experience relates to some of the past committees activities in the communities which I lived including Celina COL, Prosper, Plano, and North Carolina. I have also been member and lead of some of the Creeks of Legacy HOA Committees. I have also been a leader and member of various work-related boards and committees in a management position. I am also known as a great leader and follower.

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

I believe that our Creeks of Legacy is very unique and while our HOA and current board members are doing a great job and helping to address many issues, they need additional energy and support. We have to work with the HOA to address some of the neighborhood concerns regarding the improvements in the COL and we also have to work with external authorities to address the Frontier Parkway congestion that is getting worse daily. We have to continue and spend time and efforts to keep our community abreast of activities that is directly impacts our communities. We have to maintain our communication channel open and not just rely on social media to address them. We have to find a way to continue and improve our committees initiatives as the members and volunteers are doing a great job and we need to be involved to keep that going with energy and support of everyone.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

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Naga S Cherukupalle Candidacy Statement

Why would you like to serve on the Board of Directors?

To serve creeks of legacy community effectively and efficiently. Make best use of the HOA funds based on priority each year than simply going with a fixed same plan every year. Negotiate with multiple vendors through an RFP process for common area lawn mowing, internet, swimming pool maintenance etc. Work with apartment owners to plant big privacy trees before listing out apartments for rent. This is for our privacy. Have bigger play area for kids. Convert tennis court to pickle ball court. Speed indicator or warning light in driftwood and other major traffic roads.

Please list previous board position and/ or experience:

Do not have previous board experience but have organized and managed multiple events.

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

- 1.HOA Funds management on common areas fund allocation for vendors.
- 2.Privacy issue because of apartments
- 3.Small play area and no play area in west phase
4. Joke tennis court. Convert it to pickle ball court with basic painting at least...
- 5.Over speeding in community. Have safety measures, warning lights/indicators.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

No.

Richard Leos Candidacy Statement

Why would you like to serve on the Board of Directors?

My goal is to continue to serve on the HOA board as I have been since November of 2023 so that we can correct the errors and less-than-ideal position we were left in by the developer. I want to ensure our community's financial position is strong and our budget is prepared for upcoming expenditures so that we are not shocked by large special assessments. I will continue to advise on spending our hard earned assessment dues towards activities and services that benefit the whole community. I will work with both neighbors and our management company to address concerns, ensure compliance, and do what we can to keep our neighborhood safe, engaged, informed, and quickly address issues bringing down our property values.

Please list previous board position and/ or experience:

I am a current board member who when given the chance stepped up to represent my fellow homeowners to ensure we are fiscally responsible with association dollars. For the past two years, I have actively been involved in volunteering for community events, alongside my wife, who is a volunteer in the social committee. I have a Finance degree and currently work in risk management for a major bank, where I oversee our third-party contracting system. I've worked in various oversight positions within the financial/banking industry for the past 12 years and bring a strong background in leadership, risk management, and compliance.

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Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

We need to reevaluate our landscaping contract and look for cost-saving opportunities, even if we have to shift to another company. The contract with our pool monitoring company was poorly enforced and if we decide to continue using a monitoring company we need major changes and greater results. After the current amenity center repairs are complete we need to work with our management company to implement a system so that residents can reserve the space, while also ensuring accountability for damage. We need to plan and budget for upcoming community expenditures, and we need to ensure the promised pond fountain near the west side pool is installed timely and properly.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

No.

Pon Karthik Ponraj
Candidacy Statement

Why would you like to serve on the Board of Directors?

I'm enthusiastic about serving on the Board of Directors in our homeowner's association (HOA) to positively contribute to our community. With my leadership capabilities, I believe I can assist in making well-informed decisions that benefit all residents. I'm committed to principles of fairness, clear communication, and collaborative teamwork with other Board members to effectively address our community's needs. Having been a resident for over two years, I have a deep understanding of our community, its specific challenges, and its strengths. My aim is to help create a positive living environment for everyone in our neighborhood by actively participating in its betterment.

Please list previous board position and/ or experience:

Role: Secretary of KB Eco City (2015-2018)

Responsibilities:

- Maintained records of board meetings, ensuring detailed documentation
- Communicated updates to residents, fostering transparency and accountability
- Organized successful community events, promoting engagement and unity
- Established open communication channels between residents and the board.

Role: HOA Board Member of KB Eco City (2012-2015)

Responsibilities:

- Contributed to decision-making processes, policy implementation and budget planning
- Collaborated with fellow board members to address resident concerns and improve community amenities
- Led volunteer recruitment efforts, encouraging participation in neighborhood safety initiatives
- Cultivated strong community bonds by promoting shared responsibility and sense of belonging.

My experiences in community governance, communication, and problem-solving have prepared me to be a valuable member of our HOA's Board of Directors. I have a passion for serving my community and a commitment to working with others to find solutions that benefit everyone. I am confident that I can use my skills and experience to make a positive impact on our community.

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

As we approach the coming year, it is essential to identify key areas that require attention and improvement within our beloved Celina Creeks of Legacy community.

The following issues and priorities have been carefully assessed to enhance the overall quality of life for our residents:

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- 1) Landscaping and Maintenance Excellence: Conduct a comprehensive review of the community's landscaping and common areas. Consider sustainable landscaping practices to ensure long-term environmental health.
 - 2) Financial Transparency and Accountability: Maintain a commitment to financial transparency. Provide residents with clear and accessible financial reports, ensuring a comprehensive understanding of HOA fees and their allocation. Seek resident input on budgeting priorities.
 - 3) Proactive Infrastructure Maintenance: Evaluate the current state of roads, sidewalks, and common infrastructure. Develop plans for necessary repairs or improvements to ensure the longevity and functionality of our community's infrastructure. Prioritize the well-being and convenience of residents.
 - 4) Robust Resident Feedback Mechanisms: Establish effective systems for gathering resident feedback. Utilize surveys, town hall meetings, and other interactive platforms to understand the concerns and expectations of residents. Encourage an open dialogue between the Board and the community.
- In addressing these key priorities, we aim to fortify the Celina Creeks of Legacy community as a vibrant, safe, and inclusive place to call home. Your input and collaboration are invaluable as we work together to shape the future of our community. Thank you for your ongoing commitment to making Celina Creeks of Legacy a wonderful place to live.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

No.

Soner Oklu **Candidacy Statement**

Why would you like to serve on the Board of Directors?

I would like to serve to be a voice in trying to fulfill the needs of our community.

Please list previous board position and/ or experience:

No previous HOA experience, but I do have a masters degree in "common sense" and would love to put that to use!

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

Establish a fair process where budget can be allocated between phases based on priorities. The community should be able to vote on wants/needs and based on feedback, there should be discussions to why we can or cannot accommodate. For example, I have been contacted numerous times via email/mail for these nominations, but for the last meeting where budget increased 20%, I don't have a single email/mail (neither did a bunch of other homeowners) asking for homeowners to attend. If our budget is going to increase, there should be discussions (or at least attempt to have) with homeowners to prioritize the needs of the "WHOLE" community.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

Yes.

Sai Bagwadi **Candidacy Statement**

Why would you like to serve on the Board of Directors?

I would like to serve in decision making and rule upholding across functions of HOA. --> I don't see work done towards security of the community. Crime follows development. Frisco experiences it today. With a lot of

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commercial/residential development all around us, we need to start investing in security solutions(cameras at entry/exit for example is a good start). I feel there may be a better prioritization model that we can adopt to identify the pressing needs of the community and channel our energies/dollars accordingly. --> Improve transparency over the decisions made and reasoning --> make minutes of meeting more available.

Please list previous board position and/ or experience:

None.

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

Crime follows development. Frisco experiences it today. With a lot of commercial/residential development all around us. we need to invest in security solutions(cameras at entry/exit for example is a good start). Common facilities needs to be improved. More street lighting is needed. Participation rates in community events needs to be improved. Event calendars needs to be published. Though HOA functions well in our community, I want to see we as a community come together more often and discuss issues, opportunities, events, improvements, and their prioritizations. Document the reasoning behind decision making and have the reasoning more available at residents' disposal.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

No.

Chianna Rodgers **Candidacy Statement**

Why would you like to serve on the Board of Directors?

I have been a homeowner since the neighborhood opened in 2017. As a financial advisor I am used to dealing with very large budgets as well as contracts. I have kids who attend the local schools and have no plans of moving soon. I want to be a part of growth and community involvement for our neighborhood.

Please list previous board position and/ or experience:

Celina Library Board (board president) Cancer Cares Services (non-for-profit) United Way board certified program graduate

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

I would like to focus on community compliance to the CC&Rs. We spend lots of money on our homes and preserving the property value is of the utmost importance.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

No.

Moussa Maizi **Candidacy Statement**

Why would you like to serve on the Board of Directors?

I have lived in the community since August of 2018 and I love it. I feel it is the time for more to give back and help this community to the best I can.

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Please list previous board position and/ or experience:

I have served 4 years in nonprofit organization in Cedar Rapids Iowa- Islamic Center of Cedar Rapids. I am currently serving in another community organization that serves the Prosper and Celina corridor since 2019-
www.ICPCmasjid.org

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

Doe branch street walls need more soil as erosion damaged the base of the wall. I have witnessed irrigation systems need repair along Doe bench. Community Centre reservation system for large group needs to be put in place.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

No.

Siddharth Sinha **Candidacy Statement**

Why would you like to serve on the Board of Directors?

I am interested in serving on the Board of Directors to actively contribute to our homeowners association. With a background in management and technology implementation, including website development, resident portals, and proficiency in cloud software and artificial intelligence, I believe I can bring a valuable skill set to the community. Beyond my professional capabilities, I have a genuine love for greenery and a commitment to volunteer efforts aimed at improving our quality of living. I see this opportunity as a way to combine my skills and passions to help create a more efficient, modern, and environmentally friendly living environment for all homeowners.

Please list previous board position and/ or experience:

I have held the President of a homeowners association for 4 years in my home country.

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

Debt Collection and legal action of defaulters Beautification (landscaping, signage etc.) Security (cameras and witness reporting) Community events.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

No.

James Sanchez **Candidacy Statement**

Why would you like to serve on the Board of Directors?

I believe we need real representation as Homeowners. I will push to serve our community to the best of the abilities available to the board. We have other communities growing around us. Which is great, however, we need to preserve good policy and prepare for new challenges that await us in the future. I am passionate about my family, my community and the people that make up our community. Together we can move forward in a direction that is best for our children and community.

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I do not have any prior experience serving on a board. However, I do volunteer at my church in the children ministry. I see the consequences of inaction as well as the rewards of the right actions taken to ensure a great future for our children.

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

The issues that affect future growth like pushing the city of Celina and Prosper to ensure proper road access to residents as well as the retail and residential properties to the south of the neighborhood. Which will surely bring issues, such as noise and debris from those properties. I have an eye for detail, I like to read and research new opportunities as much as possible. Especially when the future of our children is at stake.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

No.

Jessica Bunn **Candidacy Statement**

Why would you like to serve on the Board of Directors?

I served on the board from 2023-2024. Prior to that I served as a community volunteer to help provide event to the community. I am passionate about making sure we keep the community clean and maintained.

Please list previous board position and/ or experience:

Vice President

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

I would like to see solutions come out for both West and East side. There is a great divide and as a board member, I would like to help correct that.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

No.

Nezar Ammari **Candidacy Statement**

Why would you like to serve on the Board of Directors?

I believe serving on the Board of Directors of our community will be a fulfilling way to give back to the neighborhood. By actively participating in decisions that directly impact the community, enforcing community rules and regulations to maintain common areas, and collaborating with fellow homeowners, property management, and local officials, I aim to protect and preserve our community's property values while achieving common goals. This will also come with a professional development opportunity and previous experience utilization.

Please list previous board position and/ or experience:

Serving on the Board of Directors for a poverty alleviation organization was incredibly fulfilling. I helped oversee strategic decisions and operations, focusing on initiatives like microloans and financial literacy workshops. Working with diverse stakeholders, we aimed to empower individuals in poverty pockets, witnessing firsthand the positive impact of our efforts on their lives.

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

There are three main issues that I would like to focus on:

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1. Infrastructure Maintenance: Ensuring proper maintenance of roads, sidewalks, streetlights, and drainage systems to uphold the safety and functionality of the community's infrastructure.
 2. Landscaping and Green Spaces: Addressing any concerns related to the upkeep of landscaping, playground, sport courts, and green spaces within the community to maintain its aesthetic appeal.
 3. Enforcement of Community Rules: Strengthening enforcement of community rules and regulations to maintain property values, promote harmony among residents, and uphold the community's standards.
- By addressing these issues proactively, the Celina Creeks of Legacy HOA Community can continue to thrive and provide a safe, attractive, and welcoming environment for all residents.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

No.

Kelly Correll
Candidacy Statement

Why would you like to serve on the Board of Directors?

I want to take an active role with the HOA here. My last several HOA's have left a lot to be desired and this HOA is no different. I think my input would be helpful and I look forward to the challenge.

Please list previous board position and/ or experience:

No board experience, however I do run my own business and have for almost 17 years. Being a consultant I have been able to engage people regarding numerous topics and provide feedback and advice based on experience.

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

I feel like some common enforcement items should be addressed. Budget permitting several areas are in need of repair and barriers of some kind should be put into place around trees/mulched areas to prevent run off. This will help keep walkways clear and keep the mulch that just got replaced where it belongs.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

No.

Rod Lambert
Candidacy Statement

Why would you like to serve on the Board of Directors?

With the fast growing of Propose/Celina neighborhoods and businesses, I want to assist the Board in keeping Creeks of Legacy a premier neighborhood in its appearance and quality of life. My wife and I have lived in Celina Creeks of Legacy since April of 2018.

Please list previous board position and/ or experience:

BOD President of Chamber of Commerce, BOD/President Lions Club-Grand Terrace, CA. Director of Professional Standard and BOD/President. BOD President of Board of Realtors, San Bernadino, California. Member of MetroTex as a realtor since 2018. Director/Owner of Fresh Start Christian Sober living.

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

Overall appearance and maintenance of COL. Enforcement of COL rules regarding property appearance and maintenance reviewing and accounting for COL association dues.

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Any prior commitments that may prevent you from actively serving on the Board of Directors?

No.

Charles Lamoreaux **Candidacy Statement**

Why would you like to serve on the Board of Directors?

Over the past year, I have spent a noteworthy amount of time exploring our community with my family and have found a significant sense of fellowship that we the people can build upon. The mission of "community" is so significant it should extend to how we govern. In a community, whether it be our work, our neighborhood, or our city, we have a responsibility to focus on the people we serve. This includes communicating, being transparent, and being accountable for resources, which all provide a solid foundation for us to build relationships and grow. I am running to help build that foundation and be a voice of fellowship!

Please list previous board position and/ or experience:

I currently serve as the principal financial compliance analyst for one of the top medical schools in the country. I have supported and served as a chair for multiple leadership committees within my work community.

Issues regarding Celina Creeks of Legacy Community you feel should be addressed in the coming year:

We need to begin to set a new precedent of communication and transparency that will provide each member a feeling of community, supporting areas of commonality so that as we grow as members we also grow as a community. This includes rallying for greater participation in meetings, focusing our resources where they benefit everyone, and making it a point to communicate these successes.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

None.