

The Downs of Hillcrest Residential Association, Inc.

On the web at: www.downsofhillcrest.com

Professionally Managed by SBB Community Management, AAMC®

12801 N. Central Expressway, Suite 1401

Dallas, Texas 75243

(972) 960-2800 Fax (972) 991-6642

TO: The Downs of Hillcrest Homeowners

FROM: The Downs of Hillcrest Board of Directors
SBB Management Company

RE: 2022 Annual Meeting

The Annual Meeting for the Downs of Hillcrest Residential Association, Inc. is scheduled for Tuesday, March 29 at 7:00 p.m. at the *Hyatt Place Dallas Park Central, 12411 N. Central Expressway, Dallas, TX 75243.*

At the meeting, the Association will transact the following business: Election of Directors and such other business as may properly come before the meeting. There are three (3) Directors to be elected. The current directors with expiring terms are Tom Schober, Bill Perry and Tory Agnich. Each has agreed to run again for the Board and there is also one homeowner who submitted a Candidacy (see Candidacy Forms attached).

Even if you are planning to attend the meeting, please sign and return the enclosed proxy and ballot. We are including a pre-addressed, postage paid envelope for your convenience. It is imperative that your proxy be received by 3:00 p.m. on March 28, 2022. If you prefer, it may be faxed to 972-991-6642 or scanned and sent by email to n.barcenas@sbbmanagement.com. Due to mail delays, email or fax is recommended.

If you have any questions or would like to suggest discussion items, complete the section below and return it to **Nancy Barcenas or Betty Crudden** at SBB Community Management.

I would like to discuss the following at The Downs of Hillcrest Annual Homeowners Meeting:

A brief Board Meeting will be held immediately following the Annual for election of officers.

THE DOWNS OF HILLCREST RESIDENTIAL ASSOCIATION, INC.

Annual Meeting
March 29, 2022

AGENDA

- I. Welcome and Call to Order
- II. Guest Speaker
 - Jaynie Schultz - Dallas City Plan Commission
- III. Recognize and Welcome New Owners
- IV. Approval/Waiver of Reading of the 2021 Annual Meeting Minutes
- V. Reports of Officers
 - a. President's Report
 - b. Financial Report
 - c. L.B.J. Redevelopment Committee Report
 - d. Front Entrance Refresh Committee Report
 - e. Landscape Committee Report
 - f. Downs Connection, Social
- VI. New Business
 - a. Introduction of Board of Directors Nominees
 - b. Vote
 - c. Election results
- VII. Questions and Answers
- VII. Adjourn to Refreshments

**THE DOWNS OF HILLCREST RESIDENTIAL ASSOCIATION, INC.
PROXY AND BALLOT FOR THE 2022 ANNUAL MEETING**

The Downs of Hillcrest Residential Association, Inc. 2022 Annual Meeting will be held at 7:00 pm, March 29, 2022 at the Hyatt Place Dallas Park Central, 12411 N. Central Expressway, Dallas, TX 75243

I am a voting member of the Downs of Hillcrest Residential Association, Inc. I appoint the Chairperson of the meeting, or _____, as my voting representative, to cast my votes as I have directed below at the above stated Annual Meeting and at any adjournment(s), postponement(s), rescheduling(s), or other call(s) thereof. I revoke any proxy given by me before the date written below

THIS PROXY IS ONLY VALID FOR THE ANNUAL MEETING.

Dated:

(Print Name of Owner)

House
Address:

(Signature of Owner)

My voting representative is instructed to cast my votes as I have directed below.

If I do not provide voting directions, then my voting representative may cast my votes as he or she wishes using their best judgment.

**THE DOWNS OF HILLCREST ELECTION OF THREE (3) HOMEOWNERS TO THE
BOARD OF DIRECTORS AT THE ANNUAL MEETING MARCH 29, 2022.**

Please place an "X" beside the name of **only three (3)** candidates.

- Tory Agnich
- Tom Schober
- Bill Perry
- Moshe Feldhendler

_____ **or** _____

- As my voting representative decides to cast my votes.

This proxy must be received by SBB Community Management by email (recommended) to n.barceas@sbbmanagement.com, Fax to (972) 991-6642 or by mail to 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243 by 3:00 p.m. on March 28, 2022.

THE DOWNS OF HILLCREST RESIDENTIAL ASSOCIATION, INC.
DECLARATION OF CANDIDACY FOR THE
BOARD OF DIRECTORS (2022)

NAME: Tony Agnich
ADDRESS: 11 Cheltenham Way
PHONE: 214.533.0410 EMAIL: Tony@agnich.com

BRIEF PERSONAL HISTORY: (Family members, interests, education, etc.)

Husband Dick, cream retriever Kira. Three grown sons
with families - 2 in CA, one here. I'm a Stanford sports fan,
am trying to recall school French with the conversation group,
enjoy reading and digging in a garden

PERTINENT EXPERIENCE/QUALIFICATIONS: (Employment history, prior experience in a Homeowners Association, Committee or Board of Directors, etc.)

I am a present Board member, write the newsletter and
have worked intensively on neighborhood response to developers

DESIRE/REASON FOR SERVING ON THE BOARD OF DIRECTORS: (Interest in neighborhood, improvements, visions for the community, etc.)

I want to see more development options for the LBJ
corridor than just multifamily.

ARE THERE ANY COMMITMENTS THAT WILL DETER YOU FROM SERVING ON THE BOARD OF DIRECTORS? (Travel, employment, etc.)

No

PLEASE RETURN THIS FORM NO LATER THAN MARCH 4, 2022
BY EMAIL, FAX OR MAIL TO:

Email (recommended): b.crudden@sbbmanagement.com

Fax: 972 991 6642

Or mail to: Attention Betty Crudden
SBB Community Management

12801 N. Central Expressway, Suite 1401
Dallas, TX 75243

(Email or Fax response is recommended due to current slow mail delivery.)

**THE DOWNS OF HILLCREST RESIDENTIAL ASSOCIATION, INC.
DECLARATION OF CANDIDACY FOR THE BOARD OF DIRECTORS**

NAME: Dr. Moshe Feldhendler
ADDRESS: 29 Masland Circle
PHONE: 214-500-5755
E-MAIL: mfeldhen@yahoo.com

BRIEF PERSONAL HISTORY:

My wife Leah and I moved to Dallas 15 years ago. We have four wonderful children: Kayla, Aden, Rafael and Sarah. Our children are the light of our lives and bring us such joy. We moved to the Downs so our children can be closer to their friends and be able to participate in activities in the synagogue.

PERTINENT EXPERIENCE/ QUALIFICATIONS:

- CEO of Grace Ambulatory Surgery Center
- CEO of Mercy Ambulatory Surgery Center
- Member of Board of Directors of North Texas Pain Institute
- Member of Board of Directors of Arthritis Relief Institute
- Manager of L'Marks Realty LLC: managing real estate portfolio of 39 properties, including both residential & commercial properties and multiple properties in HOAs. Familiar with how other HOAs reduce costs and manage their affairs.

DESIRE/ REASON FOR SERVING ON THE BOARD OF DIRECTORS:

- 1. Increase Security:** There have been several break-ins and thefts over the last couple of years. 1 Coventry has been broken into multiple times and damages were caused, including a broken back and side doors, theft of Freon/air conditioning coils, and other items damaged before the fence and gate were repaired. The house on 1 Coventry had to be demolished due to the amount of damage incurred. In addition, 29 Masland had a Hilti demolition hammer stolen. Also, two HOA homeowners had their cars broken into and items stolen from their car. We should have 24 hour video surveillance of the perimeter and alleyway, and the video should be live-streamed to the guard at the gate. We should make all fences on the perimeter 8 feet slats facing the alley so you can't use the cedar crossbars to jump over. There have been holes in the fence and gates for years that were large enough for a person to simply walk into the Downs. Only recently, after the car thefts, have those holes been closed off.
- 2. Competitive Contract Bidding:** We should have several contractors submit bids for all work performed in the Downs. Once first bids are in, we should inform all the companies that they were high and give them a chance to resubmit a more competitive bid. After the second round, we should inform the higher-priced companies that they lost but tell them the final price without telling them which company won. This is used in another HOA, which like the Downs has houses worth millions of dollars, and has been very effective in reducing costs. I have attended the majority of the Downs meetings and have noticed that the HOA usually gets only two bids from companies known to be very expensive that cost thousands more.
- 3. Reduce Attorney Costs & Aggressive Board Overreach:** From my experience with multiple HOAs, the Downs spends significantly more than other HOAs in attorney fees and litigation costs. Moreover, this HOA has repeatedly amended their bylaws and added more policies and restrictions, which has led to overreaching into the homeowners' enjoyment of their property. In addition, for complete transparency, I intend to publish itemized attorney and litigation costs on the portal so that all homeowners can see how their money is being spent. I have asked multiple times for their itemized attorney bills and have been denied; each homeowner has the right to have access to all HOA expenditures in accordance with the bylaws. How is the Downs spending four times in attorney fees than another HOAs of similar demographics? I will stop the constant expansion of the board overreach.
- 4. Reduce HOA Fees While Maintaining Same Services:** The Downs has HOA fees almost double similar HOAs with houses that are also worth millions of dollars. While maintaining the same services, using competitive bidding, and reducing attorney's fees will help us reduce the HOA fees.

ARE THERE ANY COMMITMENTS THAT WILL DETER YOU FROM SERVING ON THE BOARD OF DIRECTORS? NONE

**THE DOWNS OF HILLCREST RESIDENTIAL ASSOCIATION, INC.
DECLARATION OF CANDIDACY FOR THE
BOARD OF DIRECTORS (2022)**

NAME: Bill Perry

ADDRESS: 27 Downs Lake Circle, Dallas, Texas 75230

PHONE: 979-571-0618 EMAIL: WLPJR45@GMAIL.COM

BRIEF PERSONAL HISTORY: (Family members, interests, education, etc.)

Linda and I have lived in the Downs for almost 7 years. We are both retired from higher education careers. My interests are community service, languages, music, arts, hiking, and exercise. Linda and I enjoy walking in the Downs.

PERTINENT EXPERIENCE/QUALIFICATIONS: (Employment history, prior experience in a Homeowners Association, Committee or Board of Directors, etc.)

My career was in higher education, 1971 to 2015. I am currently serving on the Downs HOA Board of Directors. I have served on an HOA in College Station and have served or am currently serving on non-profit boards (hospital, church, United Way, university).

DESIRE/REASON FOR SERVING ON THE BOARD OF DIRECTORS: (Interest in neighborhood, improvements, visions for the community, etc.)

Our community is special. I want to support our sense of community, work for continuing improvements to the infrastructure and the common areas, and advocate for the Downs with respect to city actions that affect our neighborhood.

ARE THERE ANY COMMITMENTS THAT WILL DETER YOU FROM SERVING ON THE BOARD OF DIRECTORS? (Travel, employment, etc.)

I have some travel, but it will not affect my ability to meet my responsibilities to the board.

PLEASE RETURN THIS FORM NO LATER THAN MARCH 4, 2022
BY EMAIL, FAX OR MAIL TO:

Email (recommended): b.crudden@sbbmanagement.com

Fax: 972 991 6642

Or mail to: Attention Betty Crudden
SBB Community Management
12801 N. Central Expressway, Suite 1401
Dallas, TX 75243

(Email or Fax response is recommended due to current slow mail delivery.)

**THE DOWNS OF HILLCREST RESIDENTIAL ASSOCIATION, INC.
DECLARATION OF CANDIDACY FOR THE
BOARD OF DIRECTORS (2022)**

NAME: Tom Schober

ADDRESS: 20 Downs Lake Cir

PHONE: 972-814-3528 EMAIL: tomschober@sbcglobal.net

BRIEF PERSONAL HISTORY: (Family members, interests, education, etc.)

Married 35 years, three children, 5 grand children

SMU: BSEE and U. of Dallas: MBA

PERTINENT EXPERIENCE/QUALIFICATIONS: (Employment history, prior experience in a Homeowners Association, Committee or Board of Directors, etc.)

Downs HOA Board member for 5+ years, President for the past 2 years.

DESIRE/REASON FOR SERVING ON THE BOARD OF DIRECTORS: (Interest in neighborhood, improvements, visions for the community, etc.)

Ongoing interest for keeping the Downs a great neighborhood, and make improvements to the front entrance and common areas in the next year. Protect our value!

ARE THERE ANY COMMITMENTS THAT WILL DETER YOU FROM SERVING ON THE BOARD OF DIRECTORS? (Travel, employment, etc.)

No commitments that would keep me from continuing to serve.

PLEASE RETURN THIS FORM NO LATER THAN MARCH 4, 2022
BY EMAIL, FAX OR MAIL TO:

Email (recommended): b.crudden@sbbmanagement.com

Fax: 972 991 6642

Or mail to: Attention Betty Crudden

SBB Community Management

12801 N. Central Expressway, Suite 1401

Dallas, TX 75243

(Email or Fax response is recommended due to current slow mail delivery.)