

***A Clear Voice for Openness, Honesty, Good Governance and Fiscal Responsibility...***

# Terence Groeper



**Intro** Dear friends, thank you for allowing me to represent your interests in the past. I've worked to achieve a fair balance between the needs of the Association and your individual homeowner needs for peace, security, fairness and service. I've endeavored to make the Association work for you...and to make our Board and Management responsive. ***More than any other experienced candidate, I represent a clear choice for...***

- **Openness** – With advanced news of upcoming projects, changes and events while still in the *planning* stage...by every legal means possible...truly open meetings, newsletters, Websites, bulletins, etc.
- **Good governance** – Sound decision making based on facts, laws and best practices, with ample opportunity for *your opinion* to be heard via surveys, forums, email and virtual meetings.
- **Fiscal responsibility** – In this era of economic challenge, we must budget very prudently, with careful oversight of every expense; cautious scrutiny of every "capital improvement" and its usual cost overruns.

I enthusiastically volunteer many hours per week on this work. I believe I am the most diligent, qualified and accessible candidate. With your support, we can together achieve the full potential of our fantastic, beautiful community. I'm an incumbent, but open to new ideas. ***I would appreciate all three of your votes.***

**Bio** Bay Area resident for decades...at DHV for the past 27 years, enjoying the unit my family bought in 1979. Successful career as a computer network security engineer managing enterprise technical teams & budgets.

**Service** Popularly elected, with 9 years service on the Board and 12 on Committees, e.g. DHVA Neighborhood Watch now. Familiar with HOA/CID law, websites, best practices, etc. I believe in openness and a balance between the needs of the Association and the rights of the individual. I believe in democracy and fairness for all.

**Current** I said openness and honesty, so I must report the bad news, too: *Despite my best efforts...*

- > IMO, the three self-appointed Officers continue to rule mostly in secret and mostly ignore the Open Meetings Act: The most important decisions get only 10 minutes each in the Agenda, as they've already been decided.
- > Rule changes are published for your comment, but are always approved as is, ignoring your input.
- > The hated useless \$829,362 PyroCom contract for 75dB sounders in every BR/LR, 3 years in the planning, was radically altered *at the last minute* per the highly uncertain proposal by one owner who thought that saving 3% now was worth the risk of huge cost overruns later. Our Officers ordered it so done, with no due diligence.
- > IMO, that Model Fire Code, meant to enrich the NFPA.org and to augment our existing alarms, rather than wake the deaf, will likely cause elderly sleeping seniors to heart attack, fall out of bed, and break a hip.
- > Budgets: Since approving \$2M for Clubhouse and Landscaping in 2015, every subsequent DHVA Officer has failed to adequately restore the Reserve Fund...it's currently at 5% of fully funded and still falling! Some \$4M to \$6M is needed, even to reach a bare 30%, and now is the worst possible time to raise it. The 2022 Audit shows a \$1M drop from 2021. Insurance is dropping us, PG&E and Construction rates skyrocket, etc.
- > Management Churn: After 6 months, our President's handpicked BanCal is dropping us, leaving a mess.
- > "Tree Maintenance Policy": After the pros butchered our trees (again) in 2022, affected homeowners (again) asked for a policy that fairly balance view vs. shade/privacy, suggesting several reasonable solutions. Our President met with them, wrote *his* policy (favoring the pros), ignoring the suggestions, and angering most all.
- > Hybrid Board Meetings: This one affects every homeowner who for whatever reason (medical, travel, landlord, 2<sup>nd</sup> home, etc.) needs Zoom meetings. Since March, when our President declared only in-person meetings, but offered directors the option to develop hybrid meetings, which I successfully did. Then he refused to even try my proven solution. Later, he tried his solution, which failed...no one could hear a thing! This is his long seated personal animosity: He knows that, as a high-risk, immune-compromised senior, my doctor has order me not to attend crowded in-door meetings with the unmasked of unknown infectious status. His mean autocratic goal is to unfairly silence me and every similar homeowner. Since March, he has.

Hard challenges we as a community now face are daunting, the most formidable ever, and I have no panaceas, but I'll work to openly build consensus for my initiatives, which are well researched, innovative, legally sound, and created to responsibly rebuild trust. ***Please, 3 votes for me...or any non-officer!***

**Info** For honest uncensored news, rebuttal, information, research and opinion on critical Village issues and projects, please visit this safe independent website, created for you and a better community. <http://www.dhva.info>  
*For the complete story on our great Village...see election updates there!*

**Contact** Terence.Groeper (at) gmail.com ©2023 ***Thank you for your support and your 3 votes!***