

***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 cataclysms, 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. Although an incumbent, I'm 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 years of service on/off the Board and Committees, e.g. DHVA Neighborhood Watch. Familiar with HOA/CID law, websites, best practices, etc. I add honest insight and value to every meeting. On or off the Board, I attend every meeting...always there to advance your best interests and those of our community. I believe in openness and a balance between the needs of the Association and the rights of the individual...with democracy and fairness for all.

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

> So many Members tell me that they want better communications from their Association, even if they have no computer, smartphone, or time for long meetings. For those with the technology, weekly Community Updates do provide a mix of news and nags, but leave out many “techless” owners. For them, *opt-in* robocalls or postal mailings? Would enough residents volunteer to bring back summer BBQs or holiday potluck feasts? How about free classes, card/game nights, hobby clubs, lectures or TV-sports sponsored by a Social Committee?

> Those loyal few who do attend board meetings often say they feel left out, ignored, with cryptic agendas and the same issues forever unresolved; dismissively told to use the dysfunctional difficult FSR Portal. I take good notes of these legitimate concerns and plan to work constructively with the next board to find lasting solutions, not apologies. If DHV is to survive, our village critically needs a new, harmonious, open and effective board.

> Board Meetings: To allow wider participation, I continue to advocate for well-run, fair, open Zoom meetings.

> Rule changes are published for comment, but are always approved as is, ignoring your input. That's fixable.

> The hated useless \$829,362 PyroComm 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% was worth the risk of huge cost overruns now. Our Officers ordered it done, with little due diligence. Now *all* PyroComm's Alarm SOUNDER Projects throughout N.California are *all* halted and unworkable after 16 months, with no solutions yet from them or the board. But the one owner is back with more nutty “fixes” (interior conduit, etc.). Proud to have NEVER voted for this endless \$\$\$ boondoggle. And...

> The new 2025 Edition of NFPA 72, National Fire Alarm and Signaling Code includes many significant changes to the interface between fire alarm and signaling systems and other building systems such as elevators, cyber security, survivability of pathways, audible and visual notification and more. Expensive, yup!

> IMO, NFPA.org Model Fire Codes are meant to enrich installers and manufacturers of a useless product. Rather than wake the deaf, will likely cause sleeping seniors to heart attack, fall out of bed, and break a hip.

> Budget: Since approving \$2.2M for Clubhouse and Landscaping in 2015, every subsequent DHVA Officer has failed to adequately restore the Reserve Fund (“pay as you go”): Currently under 12% of fully funded! Up to \$6M is needed for even a bare minimum recommended 30% and now is the worst possible time to raise dues! Reserve Studies fantasize 3% interest, 4% inflation rates, while insurance, PG&E and construction costs skyrocket. IMO, the 2022 \$1,584,000 Special Assessment we're still collecting may not prevent another one!

> “Tree Maintenance Policy”: After the pros butchered our trees (again), affected homeowners (again) asked for a policy that fairly balance view vs. shade/privacy, suggesting several reasonable solutions. Our President ignored their suggestions, wrote *his* policy, and angered many. After decades, still no plan to replant tall trees.

> Unnecessary \$2-3M Hot Asphalt 14 ROOF Replacement Project approved. Better solutions ignored. Please read my "2024.06.19 DHVA Roof Maintenance Report DRAFT 1a.pdf" at [www.DHVA.info](http://www.dhva.info). Note that the board is again rushing to repeat the disastrous 2021 "tear off" and "built up" by layers of hot asphalt and foam blocks *on all 14 buildings*, leaking or not (mostly not) and *all in one toxic smelly 18 month project*. PM Avelar (with no experience in the better cheaper SFR) is advising us to do all 14 at once, since they'll profit greatly if we do.

> 2025 DHVA INSURANCE shifts costs to homeowner HO6 policies. Again borrows from critically low Reserves: Cheaper than a bank loan, but borrowed reserves are not there for emergencies; must be repaid.

> Another incumbent candidate was pushing her radically higher Fines Policy (not really intended to gently encourage compliance) with even minor violations as high as \$500/day (\$182,500/year), only to have the State limit HOA fines to \$100/incident/once. Over zealotry failed; sanity prevailed. Thanks, CA Government.

>MANAGEMENT TURNOVER: Two companies, GM, and dozens of Assistant GMs, all leave in last 4 years. One constant: Our Officers, past and present, plus a few of their allies...and one whistle-blower, me.

The 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 good initiatives, ones well researched, innovative, legally sound, and created to responsibly rebuild your trust...**for that I need your 3 votes. Big thank you.**

**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...and election updates there!*

**Contact** **Terence.Groeper (at) gmail.com** ©2025

***Thank you for your support!***

**More** More cost-saving and useful ideas for us to pursue, if there's interest and volunteers to take the lead:

- ▶ Open, full, free, easy Member access to our financial records, as required by Civil Code §5200 – §5240.
- ▶ Open, full, free victim access to our common area camera e-records, per Civil Code §5200 – §5240.
- ▶ Reveal and correct the dangerous mistakes and inequities in our 2010 CC&Rs Revision, as was promised.