

A Clear Choice for Openness, 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 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 personal meetings.
- **Fiscal responsibility** – I believe that in this era of economic uncertainty, we must budget and spend very prudently, with careful oversight of every expense and cautious scrutiny of every capital improvement and its usual cost overruns...only with that will we hold the line on future assessments and restore hope.

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

Bio Bay Area resident for decades...at DHV for the past 25 years, enjoying the unit my family bought in 1979. Successful career as a computer network security engineer managing enterprise technical teams & budgets.

Service Elected DHVA Board Member and Officer in the distant past, with 7 years service on the Board and 10 more on Committees...currently serving on DHVA Neighborhood Watch. Familiar with HOA/CID law, websites and best practices, etc. I add honest insight and value to every meeting. On or off the Board, I attend them all...always there to advance your best interests and those of our community.

Current The hard challenges we as a community now face are daunting, the most formidable ever seen here, but I have clear sound solutions for each dilemma. I'll work to openly build consensus for my initiatives, which are well researched, innovative, legally sound, and created to responsibly rebuild trust in our Board of Directors!

As San Francisco and the nation slowly and unevenly recovers from COVID-19 and its variations, as its victims and the vulnerable seek a rational and safe balance on the long road back to normal, as the economy recovers for some and not others, as leaders on all levels quickly respond to change, so must we at DHV.

Some good news: The SF Board of Supervisors, in response to the overwhelming opposition to their hugely expensive and widely unpopular bedroom Alarm Sounder Ordinance 165-16, unanimously pushed back its July 1st deadline by two years, to 2023! That should give us breathing room to rebuild our very low finances.

More good news: If you were around during the recent Special Assessment Election, you might have seen my paper, "2021.03.01 TG Viewpoint on DHVA Special Assessment - VOTE NO!" ...and, overwhelmingly, you did! Thank you. *That effort was also to buy us time to rebuild our perilously low funds...and to renegotiate or rebid the current Board's \$829,362 PyroCom contract for 75dB sounders in every bedroom*, per 165-16. If still mandated come 2023, perhaps new technology and competition will result in prices lower than ~\$1000 each.

Incidentally, PyroCon, our alarm vendor, if asked, is more than willing to reschedule or revisit this contract.

Unfortunately, in their meetings, the incumbent DHVA Board blithely ignores our vote and the City's two year extension, talks only of huge new assessments/dues increases, and still plans to install sounders this year!

In my view, when circumstances change, a Board should adapt for our benefit, not stonewall.

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

- ▶ Open, full, free 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.
- ▶ Safe post-Covid activities open to all residents: BBQ's, hikes, clubs, talks, yoga, dance, games, etc.
- ▶ Better landscape maintenance, restoring our lush TALL "urban forest," balancing view, shade and privacy.
- ▶ Reveal and correct the dangerous mistakes and inequities in our 2010 CC&Rs Revision, as was promised.

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...visit often!

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Thank you for your support and your 3 votes!