

**ORIGINAL
SUBMISSION**



The Groves at South Mountain Community Association

2022 ANNUAL MEMBERSHIP MEETING NOMINATION FORM

The Owners of The Groves at South Mountain will elect five (5) members to serve on the Board of Directors at the upcoming Annual Membership Meeting. The qualifications for serving on the Board are:

- A legal owner
- Committed to supporting and enforcing the governing documents
- Able to listen and make informed decisions
- Able to attend monthly Board meetings and participate on a Committee(s)

If you are interested in serving on the Board of Directors, please complete the following information.

QUALIFICATIONS AND EXPERIENCE: *(Use additional paper, as necessary)*

I have lived in the Groves since 2004. I served on the board for about 9 years. I was president for 3 years and general board member for 6 years. When I began on the board around 2010, the Groves was operating in a serious financial crisis. At that time, there were board members who didn't have leadership skills and didn't want to make tough decisions. I served on the five-member board that brought us out of this financial crisis. It took about 4 years to achieve. I also used a proactive approach to meet with all contractors personally to bring the common areas that needed attention into a revitalized state. (Continued on next page)

(Please write legibly or type as the above information will be presented as submitted and included on the Ballot to homeowners)

NAME: Louie Acosta

PROPERTY ADDRESS: 2713 E Beverly Rd

DO YOU LIVE AT THE PROPERTY? YES NO

PHONE: 602-435-1670

EMAIL: Louieacosta55@gmail.com

Please return this form no later than Friday, March 25, 2022, to either address listed below, fax to (602) 419-3294, or email to ataylor@thrivewithus.us.

Where Communities Come to Thrive!

3100 W Ray Road, Suite 201 Chandler, AZ 85226 Chandler, AZ 85226 602.358.0220
16165 N 83rd Avenue, Suite 200 Peoria, AZ 85382 www.thrivewithus.us

I also took the time to get quotes for projects on needed repairs in the common areas. The quotes provided by the property management company at that time appeared costly. I saved the HOA \$12,000 by using a "hands-on" approach apart from sitting in a meeting with board approval as an elected volunteer.

This past year I was the only board member to vote no on Raising HOA Dues. Since HOA financial records are public I consulted with a financial advisor who concluded that there wasn't a need to increase the dues.

In December 2021, I sought bids from four property management companies for "like for like" services as to our present property manager. One of the responses could have saved the HOA community \$3500.00 a year. When put to a vote, three board members voted no at the February 2022 Board meeting. A former board member who attended the meeting commented that a change was needed due to a diminished quality of service which I agreed with.

Board members are guided by the Reserve Study which guides the community in replacement of landscape, painting of walls, etc. Little time was spent this past year on the needs of the HOA common property which is guided by our reserve study, even though I referenced it on several occasions at our monthly meetings. The Board used the majority of time on their own ideas and not the reserve study needs of our community. If the community does not participate and seek knowledge of the Reserve Study and ask questions, the Board may end up increasing our HOA dues again.

In 2014, the Board paid approx. \$6,000 dollars to Cardno, a landscape architect, to determine how and when to replace plants, trees, gravel replenishment, etc. I brought this report up on several occasions at Board meetings over the past 5 years. It too has been neglected. I suggest that homeowners request a PDF copy of both the reserve study and Cardno report and review it.

In addition, I have served communities in our Baseline corridor by personally removing graffiti on Baseline Rd from 16 Street to 32 Street, and our HOA walls, for free for 10 years. Supplies were provided by the City of Phoenix. In addition, I met with city staff to report serious asphalt cracks in our streets that may have resulted in slurry seal two years earlier than projected.

I have also been meeting with City Council staff and employees from our district on the poor condition of the Baseline corridor for 9 years. Each time, improvements took place to landscape, littered street cleaning, etc.

I will continue to work on excellence for our community.

**EDITED
VERSION**



CANDIDATE QUALIFICATIONS AND EXPERIENCE

Louie Acosta (Incumbent):

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