

**Green Run Homes Association
Credentials and Nominating Committee
August 18, 2025 at 6:00 PM**

Clubhouse - 1248 Green Garden Circle

6:00 PM Call to Order
6:01 PM Approval of Agenda
6:02 PM Homeowner Forum
6:15 PM Review and Vote for 2025 Board Candidates
Adjourn

**Green Run Homes Association
Board of Directors – Self Nomination Form 2025**

NAME: Jennifer Bauter

PROPERTY ADDRESS: 3641 Ship Chandlers Wharf

What reason(s) would you give for wanting to serve on the board?

I have been on the board for several years now and I love that I have a vote and my voice is heard when it comes to new plans and initiatives, improvements, and the overall good of my community. I have called Green Run home for nine years and am proud to live here and serve my fellow neighbors.

What ways can you contribute to enhance our community.

The monthly board meetings bring new ideas and innovative ways to tackle challenges the community faces. We are able to plan and coordinate events and solve problems with thoughtful solutions while keeping the best interests of the residents and the HOA at the forefront of our decisions.

Do you have any special qualifications?

I am an avid volunteer with the VBSPCA and a wide array of community events through my employer. I have learned a lot over the last few years and gained so much knowledge from the expertise of other members on this board.

Have you served on any boards or committees?

This is the only board I have served on.

Board Members must dedicate personal time for meetings and events. Do you have any conflicts?

No, I am able to work the meetings and most events around my work schedule.

How much time can you dedicate each month?:

A few hours per week.

Have you ever volunteered for any committee or board of directors' positions within the association?:

yes

How many meetings have you been to in the last 3 years?:

36

Are you willing to vote independently using best business judgement?:

yes

Could you support an assessment increase if justified by financial needs?:

yes

Board Members could be personally liable for breach of conduct/law.:

I understand

Anything else you would like the committee to know?:

I appreciate your consideration and your vote to allow me to remain on the board. I do however see the value in rotating membership on the board so if there is someone more qualified please do give them consideration.

**Green Run Homes Association
Board of Directors – Self Nomination Form 2025**

NAME: Joseph Cordi

PROPERTY ADDRESS: 1125 Confederate Crescent

What reason(s) would you give for wanting to serve on the board?

I want to make this community a sought after housing market. Right now this community lacks adequate children parks and lighting for the streets. I am tired of seeing houses lacking curb appeal and genuinely seek to make this community back to being sought after.

What ways can you contribute to enhance our community.

By making sure funds are adequately contributed to upgrading and updating the community. I have my Bachelors degree in Project Management so would have oversight on handling these expenses.

Do you have any special qualifications?

Bachelors Degree in Project Management from ECPI and I am currently in the military.

Have you served on any boards or committees?

Not in the civilian sector but have 13 years of serving on boards and committees in the US Navy.

Board Members must dedicate personal time for meetings and events. Do you have any conflicts?

All meetings are scheduled after my work schedule and I can always make time.

How much time can you dedicate each month?

I can dedicate time if needed. Time is valuable and If I invest time to the Association it will be used to contribute wisely.

Have you ever volunteered for any committee or board of directors' positions within the association?

No I have not. But it's time for change within this Association.

How many meetings have you been to in the last 3 years?

I have lived in the community for 8 months and was deployed for the last 6 months. So no I have not attended a meeting.

Are you willing to vote independently using best business judgement?

Yes.

Could you support an assessment increase if justified by financial needs?

No I cannot.

Board Members could be personally liable for breach of conduct/law.

I understand

Anything else you would like the committee to know?

If you want this community to actually be highly sought after then I am the person for change.

**Green Run Homes Association
Board of Directors – Self Nomination Form 2025**

NAME: Eric Curry

PROPERTY ADDRESS: 4111 Eastham Road

What reason(s) would you give for wanting to serve on the board?

To give/suggest more Community ideas/events year round for our association.

What ways can you contribute to enhance our community.

Volunteering in anyway possible. And would love to start youth and young adult sports activities, teams and leagues.

Do you have any special qualifications?

Yes

Have you served on any boards or committees?

President of the Employee CLUB at Costco Wholesale. Run and coordinate events. Served on the VA beach parks and Rec youth football board.

Board Members must dedicate personal time for meetings and events. Do you have any conflicts?

No conflicts as long as I have well in advance prior notice.

How much time can you dedicate each month?

Just depends on the meetings and events. No specific time.

Have you ever volunteered for any committee or board of directors' positions within the association?

No

How many meetings have you been to in the last 3 years?

3 zoom meetings

Are you willing to vote independently using best business judgement?

Yes

Could you support an assessment increase if justified by financial needs?

ABSOLUTELY

Board Members could be personally liable for breach of conduct/law.

I understand

Anything else you would like the committee to know?

Me Personally, I do not necessarily have to be a board member. I just would like more community events/involvement. I understand it's hard to get volunteers but if we provide more community events as an association, I truly believe people will get involved and volunteer their time. Our association is Great but definitely could use more community outreach.. Even if we started a "Community Events Committe" I know we would immediately get 10 to 20 volunteers signing up on the 1st day its announced. Hope to hear from someone soon.. Sincerely Eric Curry, 4111 Eastham Rd.

**Green Run Homes Association
Board of Directors – Self Nomination Form 2025**

NAME: Sandra Fleming

PROPERTY ADDRESS: 3645 Ship Chandlers Wharf

What reason(s) would you give for wanting to serve on the board?

I would like to be more involved with the community and hopefully get the community involved as well.

What ways can you contribute to enhance our community.

By being more informative about what is going on in the community also plan events that can bring the neighborhood together I would also encourage our neighbors to get to know each other there neighbors and mainly help educate our residents about the rules and regulations of the bylaws using smaller settings and giving our residents the opportunity to ask questions and get the answers without being rushed or muted. Let's LISTEN to our residents Let them know they are an important part of this community and that their voice is being heard.

Do you have any special qualifications?

I am certified in FA/CPR I am very involved with organizations that deals with special needs. I am very knowledgeable about when it comes to dealing with adults and children on the Autism spectrum, I also have worked with individuals with challenging behaviors and I still do Great at defusing situations. I worked in the school system for 30 plus years I am good at writing reports (but honestly don't like to do them but will) Great organizational skills overall good with people I am very big on be positive and strong when it comes to communication.

Have you served on any boards or committees?

Yes I have served on committees before one of my organizations I was president and very instrumental with getting that group its 5013c In my years working in the School system I sat on the board and was again instrumental with creating a name for the committee that chose the Teacher Of The Year In several of organizations I have held many different positions such as Sargent of Arms to President and even though I have retired from the school system I am still asked for my input on certain topics.

Board Members must dedicate personal time for meetings and events. Do you have any conflicts? No not really I do work a part time job As long as know about the event prior to it happening there will not be a problem, just common courtesy by letting my job know in advance.

How much time can you dedicate each month?

It varies whenever needed again just knowing in advance there would not be a problem.

Have you ever volunteered for any committee or board of directors' positions within the association? No

How many meetings have you been to in the last 3 years? I would say about 4 or 5 reasons being sometimes the meetings start and I am on my way home from work other times I became frustrated when trying to to log in on zoom and when speaking on certain topics I was Muted

Are you willing to vote independently using best business judgement? Yes

Could you support an assessment increase if justified by financial needs?

That depends if we are going to share with the community why we need the increase and where it is being used for I feel that sometimes we forget that people cannot afford the increase

Board Members could be personally liable for breach of conduct/law. I understand

Anything else you would like the committee to know?: First of all I would like to thank the committee for the invitation to even nominate myself I hope that by being honest and true to what I believe will not hinder your decision I do believe that I would be a great asset to the board. Thank you for the opportunity to become a part of this organization I pride myself on being fair in any situation.

**Green Run Homes Association
Board of Directors – Self Nomination Form 2025**

NAME: Maria P. Folch

PROPERTY ADDRESS: 1104 Cambell Court

What reason(s) would you give for wanting to serve on the board?

To share my 25+ years contracting experience and assist the Board with important decisions ensuring the continued success and well-being of our Association.

What ways can you contribute to enhance our community.

I retired after 25+ years of federal government service in the U.S. and hold a master's degree in Procurement Management with a minor in Accounting. I spent the last 15 years of my career as a Contracting Officer. That position required a high level of trust and ethics. I retired in 2004 but continued to work independently on contracts. I believe I possess invaluable knowledge that can be of great benefit to the Board in business decisions and policy making. I'm very resourceful and have a wealth of resources to gather information and prepare any document needed, as well as assist the Board when presenting proposals that would impact the community. My level of knowledge and experience is vast, and I will assure you that any suggestion or decision I contribute to will be made with the purpose of enhancing the community, at large.

Do you have any special qualifications?

• Purchasing Agent, Senior Buyer, Supervisor, Branch Manager and Director of Procurement • Contracting Officer and Grant Writer • Financial Analyst and Business Analyst • Certified Spanish Teacher & Guest Teacher for the Junior and Senior High level • Quality Assurance Officer and BID Opening Officer • Auditor and Internal Reviewer • Transportation Agent • Customer Service and Notary • Payroll and Timekeeping • Project and Program Manager • Contract and Sub-Contract Administrator • Research and Analysis. Draft Procurement Manual & procedures

Have you served on any boards or committees?

• Architect and Engineering Selection Board • Equal Employment Office Board • Small Business Assistance Programs, where I also served as Director • American Society of Military Comptrollers (ASMC) • Toastmasters Chapter 66 • Prior Board Member of the Green Run Homes Association Architectural Committee • Virginia Hispanic Chamber of Commerce

Board Members must dedicate personal time for meetings and events. Do you have any conflicts? Not at this moment

How much time can you dedicate each month?

I am retired. Therefore, I can make myself available relatively frequently each month. However, I do hope the majority of the meetings are scheduled ahead of time.

Have you ever volunteered for any committee or board of directors' positions within the association?

Prior Board Member of the Green Run Homes Association Architectural Committee

How many meetings have you been to in the last 3 years?

None, since I was out of the area most of the time. However, I do not foresee any future travel.

Are you willing to vote independently using best business judgement? YES

Could you support an assessment increase if justified by financial needs? YES

Board Members could be personally liable for breach of conduct/law. I understand

Anything else you would like the committee to know?

I humbly submit this application and hope that I be given the opportunity to serve this Community in which I have lived for the past 40+ years.

**Green Run Homes Association
Board of Directors – Self Nomination Form 2025**

NAME: Michael Fournier

PROPERTY ADDRESS: 4090 Concordia Way

What reason(s) would you give for wanting to serve on the board?

I want the clusterbox on Concordia Way that has been broken since November 2023 to be fixed. I figured maybe it could get taken care of if I get on the Board.

What ways can you contribute to enhance our community.

I can get everyone's mailbox fixed.

Do you have any special qualifications? Yes.

Have you served on any boards or committees? Yes.

Board Members must dedicate personal time for meetings and events. Do you have any conflicts?

It depends on the time of the meeting C event but if it's to help install a new clusterbox, I'll be there.

How much time can you dedicate each month?

If it's for fixing Concordia Way's clusterbox, I'll do as much as I can.

Have you ever volunteered for any committee or board of directors' positions within the association? No.

How many meetings have you been to in the last 3 years?

None. All my invitations must've gotten lost in the mail.

Are you willing to vote independently using best business judgement?

Yes. My first vote would be to fix the Concordia Way clusterbox.

Could you support an assessment increase if justified by financial needs?

Absolutely. With over 4,900 homes in the HOA, if there was a menial \$1.00 increase for just one month, you could fix the mailbox immediately and still have money left over for the next problem.

Board Members could be personally liable for breach of conduct/law. I understand

Anything else you would like the committee to know?

My clusterbox has been broken since November 2023. It doesn't sound like much until your bills are late, or you incur late fees because of it, or you have to send/receive important documents that can only be mailed, or you have to drive every week to try to pick up mail but half of that can't be found because the Post Office isn't supposed to hold your mail to the side for nearly 2 years, or you have to pay for the extra expense of a PO Box when in all reality, there's absolutely no reason to have one of those, etc. If I can't be on the Board, how can we figure out a solution for this?

**Green Run Homes Association
Board of Directors – Self Nomination Form 2025**

NAME: Shane Haasbroek

PROPERTY ADDRESS: 1428 Canadian Court

What reason(s) would you give for wanting to serve on the board?

As a resident who cares deeply about the well-being and appearance of our neighborhood, I believe my dedication, fresh perspective, and willingness to listen to others will contribute positively to the board. I grew up in South Africa and in a country with little government support we had to rely on our community and work together to better our own environments. I'm dedicated and committed to be involved in a community that I live in.

What ways can you contribute to enhance our community.

I can contribute to enhancing our community by fostering a spirit of collaboration, encouraging active involvement, and supporting efforts that reflect the shared values and goals of our residents. I believe in working together to create a welcoming and well-balanced environment where all voices are considered, and thoughtful decisions are made. My focus will be on promoting a sense of unity, accountability, and continuous improvement throughout the community.

Do you have any special qualifications?

My special qualifications include being an active resident of Green Run with a young family, which gives me a personal investment in the community's future. I work as an operations manager for a local dental lab, where I've gained valuable experience in leadership, organization, and teamwork. While I may not have formal qualifications, I bring energy, involvement, and a strong commitment to helping our neighborhood thrive.

Have you served on any boards or committees?

I have not in an official capacity in the United States

Board Members must dedicate personal time for meetings and events. Do you have any conflicts?

I work from 8 am - 5 pm Monday to Friday. Spare time I spend with my family. I can put time aside to be involved in the Board of directors.

How much time can you dedicate each month?

10- 15h depending on if it is in person events or virtual events.

Have you ever volunteered for any committee or board of directors' positions within the association? No

How many meetings have you been to in the last 3 years?

none, we moved in less than 2 years ago.

Are you willing to vote independently using best business judgement? Yes

Could you support an assessment increase if justified by financial needs?

Depends on the justification and amount of increase

Board Members could be personally liable for breach of conduct/law. I understand

Anything else you would like the committee to know?

I genuinely care about the future of Green Run and want to be part of the team that helps guide it forward. I may not have official credentials, but I bring a fresh perspective, a strong work ethic, and a willingness to listen and learn. I'm committed to representing the interests of all residents.

**Green Run Homes Association
Board of Directors – Self Nomination Form 2025**

NAME: Dorothy L Simmons

PROPERTY ADDRESS: 1264 Geranium Crescent

What reason(s) would you give for wanting to serve on the board?

Having served in the past and present, I find the work with the Association rewarding and feel I can contribute to my community. I've lived in Green Run since 1981 and feel it is my home.

What ways can you contribute to enhance our community.

I have and will continue to contribute to the Board where needed. I served as Secretary for a number of years and found it to be challenging and that I was needed. I also chaired the Yard of the Month for a few years and the Garden Club. Both were work but was rewarding. I really liked chairing the Yard of the Month. However, received few nomination resulting in my having to drive around looking for submissions. I always enjoyed letting the winners know they had won and how much their hardwork contributed to the community. I would like to see it back but it needs the help of social media to really spark the interests of homeowners. I've heard a few people say that they enjoyed the Yard of the Month.

Do you have any special qualifications?

Twice I have been on the board and am presently a director. That experience has make me knowledgeable about the Association and its documents and regulations. I have experience in computers: PowerPoint and writing skills which enabled me to create and edit the quarterly newsletter.

Have you served on any boards or committees?

I've Chaired the Garden Club and the Yard of the Month. It is a shame that the Garden Club fell through. I would like to see a smaller version of it brought back because it was nice to meet people and see the results of your hardwork. The Yard of the Month allowed me to meet homeowners and to present the Association in a good light. I enjoyed seeing others gardens and yards and often benefited from their knowledge on gardening.

Board Members must dedicate personal time for meetings and events. Do you have any conflicts? No.

How much time can you dedicate each month?

I have donated many hours to the Association and will continue to do so.

Have you ever volunteered for any committee or board of directors' positions within the association? Yes.

How many meetings have you been to in the last 3 years? All but 1.

Are you willing to vote independently using best business judgement?

Yes. And have done so in the past.

Could you support an assessment increase if justified by financial needs?

If assessment is necessary to financial success of the Association, I would vote in favor.

Board Members could be personally liable for breach of conduct/law. I understand

Anything else you would like the committee to know?

Thank you to the homeowners and members of the board for allowing me to serve.

**Green Run Homes Association
Board of Directors – Self Nomination Form 2025**

NAME: Julie Taduran

PROPERTY ADDRESS: 1378 Sierra Drive

What reason(s) would you give for wanting to serve on the board?

I would like to be an advocate for the residents of the Green Run community. To make sure everyone is treated with dignity, respect and compassion. To help make Green Run Community somewhere we are proud to live in!

What ways can you contribute to enhance our community.

I can contribute by being aware of concerns by the residents and try to help resolve concerns and help the residents in anyway possible.

Do you have any special qualifications?

I have no specific qualifications working with HOA but I was the President for the clerk craft for the American Postal Workers Union for 15 yrs. So I have helped represent the members and fight for their rights to have a workplace without harassment or intimidation and be treated with dignity and respect.

Have you served on any boards or committees?

I have not served on any boards or committees. But I was an Officer of the Usps Union.

Board Members must dedicate personal time for meetings and events. Do you have any conflicts?

I have no conflicts to prevent me to attend meetings or events at this moment.

How much time can you dedicate each month?

As needed within reasonable limits and notice.

Have you ever volunteered for any committee or board of directors' positions within the association? No

How many meetings have you been to in the last 3 years? Maybe 1 virtually

Are you willing to vote independently using best business judgement? Yes

Could you support an assessment increase if justified by financial needs? If justified yes!

Board Members could be personally liable for breach of conduct/law. I understand

Anything else you would like the committee to know?

I do not have anything that I would want the committee to know at this time.