

Village of Fountainview Condominium Association

Annual Meeting, December 11th, 2024

6:30pm @ Newark Senior Center

Proxy

Name of Unit Owner(s): _____

Village of Fountainview Address: _____

Date: _____

Election of Officers

Please vote for no more than four candidates to serve on the Board for a three year term.

[] William Anderson*

[] MaryEllen Fish*

[] Kathleen Phillips*

[] Robin Huss

**Notes current Council members.*

Please make sure your Proxy is duly signed and dated. If there is more than one unit owner, only one signature is required. Please return your completed Proxy to Lisa Bolin, Regional Manager, by mail or email as indicated below, no later than **December 11th, 2024 3pm**. Please keep for your records all other attachments to this Proxy.

Lisa Bolin

Regional Manager, FirstService Residential
5301 Limestone Road, Suite 228| Wilmington, DE 19808

Lisa.bolin@fsresidential.com

William A. Anderson Jr.

Resident since 2007

Served on the Advisory Board for several years prior to 2022.

Elected to Council 2022

I ran for council because I have the skill set to make this community a better place to live. My extensive background in building systems has served me well. If I don't understand a problem, I make it a point to research it by whatever means necessary. We need common sense to run this community. We must prioritize problems and solve them properly based on sensible solutions versus economics. In other words, fix things properly.

I am trying to meet all of our vendors we employ at Fountainview. I have the ability to understand problems. Preventive maintenance is the key to maintaining this complex. Most contractors want to replace things because everything is profit driven. I have a good understanding of replacement versus repair.

What have I done for Fountainview? I am a guy you have seen over the years performing maintenance in this complex. I am a hands-on worker and lead by example. I have saved us thousands of dollars by doing things myself versus calling a contractor.

My extensive experience in the fire service for 48 years has served me well at Fountainview. I worked in the Jersey City Fire Department in Hudson County NJ; the most densely populated area of the United States. I held the rank of Acting Battalion Chief and Captain. I had several code fire licenses and served as a consultant for the State of NJ. This extensive understanding of fire alarm systems and fire suppression systems has served as well at Fountainview. Based on my extensive experience and background, the City of Newark has allowed me to perform fire watches when required. These watches range from overnight to almost 48 hours. Sobieski charges \$150.00 per hour per man.

When I first got on to the council I supported replacing the water meters for several reasons. My most important reason was faulty shut off valves. Through the efforts of other council members and volunteers this project is now underway.

My most important reason for serving on council is to save us from poor planning. Preventive maintenance is mandatory and necessary to protect our investment and home. My results and actions over the past years speak for itself.

Thanks

Bill Anderson

Mary Ellen Fish
3000 Fountainview Circle, Apt.416
Newark, DE 19713
mef1961@verizon.net
(302) 563-5967

Work Experience

Village of Fountainview Council **2022-12/2024**

- I was asked by Carrie Bolen if I would be interested in covering a vacant position on the Fountainview Council and have worked the position until hopefully reelected in December of 2024.
- Between my past experience with DuPont and other civic associations, I feel that I have been supportive of the council and its members, although I spent 10 months doing all meetings on zoom as I was still out in Washington State. I enjoyed completing the work on the floors and walls of Fountainview's three condo buildings. I also worked with ServPro to make sure that Building 3000 was restored to the wall and floor color and selections that had just been refinished right before the sprinkler flood. I have agreed to stay on the Council for another year to work on updating our deed restrictions. I am also working with the Remediation part of ServPro of Wilmington to try and get some of the move-in problems everyone in Building 3000 is incurring. A good number of personal items are missing and a majority of the residents are having problems with appliances that are dented or not working (myself included.) I have requested everyone who moves back into 3000, to please send me an email with issues they might have and items that are missing or not working.

Advantage Solutions (Costco #246) **Newark, DE** **Demonstrator** **Spring 2022-Current**

- Worked as an Event Specialist at Costco #246 until Building 3000/416 Sprinkler malfunction caused evacuation of all the building residents. I traveled to Spanaway, WA and lived with my son and family and transferred to the Tacoma, WA Costco #95 until January of 2024 when I returned back to Newark, DE. While awaiting a move-back schedule I transferred back to Costco #246 in Newark and resumed demonstrator responsibilities.

Advantage Solutions (BJs) **Supervisor** **Newark, DE** **Spring 2015-2019**

- Supervised a staff of 17 total part-time Event Specialists in Newark, DE and Abingdon, MD
- Temporary Club Supervisor for the Abingdon, MD store from June 2018, handling all responsibilities for both stores
- Scheduled daily demonstrations for all personnel, ensured demos are completed within time limit provided by vendor and all required tasks meet expectations.

- Maintain accurate records for each team member, including approving daily payroll and assessing time management
- Manage video carts for both stores by maintaining the necessary assigned products and ensuring the carts are filled and assembled correctly.

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E. I. DuPont de Nemours & Company - Wilmington, DE

Various Positions in Secretarial and Administration Work

- January 1962 to January 1996
- Secretarial duties from 1962 to 1968, at-home mother from 1968 to 1978, returned to DuPont as Information Administrator in charge of office management for Government Contracts Group
- Skilled in computer applications such as database management, word processing, Excel and Desktop Publishing
- Collaborate with Contact Administrators, graphic artists, editors and writers to produce master copies according to Government Contract publication specifications • Operate desktop publishing software and equipment to design, layout, and produce camera-ready copy.
- Study layout or other design instructions to determine work to be done and sequence of operations necessary for delivery of publication to the necessary government agency
- Check preliminary and final proofs for errors and make necessary corrections • Enter digitized data into electronic prepress system computer memory, using scanner, camera, keyboard, or import text and art elements such as electronic clip-art or electronic files from photographs that have been scanned or produced with a digital camera, using computer software.

HOA Council Positions from 1970-2013

- Worked as President, Vice-President, and Secretary for numerous Civic Associations during this time period. These positions involved updating community directories, composing, editing, and processing newsletters for several communities, creating activities for adults and children, such as Halloween parades, community picnics and parties, arranging monthly council meetings, helping Treasurer with dues collections, collaborating with Council members to prepare, print and distribute Monthly Newsletters. etc.

Education

- Goldey Beacom School of Business
- Associates Degree in Business-1961-1963

Candidate Statement

Kathleen Phillips

☒ Council Member

Hello Neighbors,

My name is **Kathleen Phillips**, and I am announcing my candidacy for a position on the Village of Fountainview Council. I am applying for a Council position because I want to contribute to the Community and be part of the solution(s) instead of part of the problem(s).

Brief Bio

I imagine many of you do not know who I am, so please allow me to share a bit about myself. I have been a part of the Village of Fountainview for **1.5 years** and, in that time, I have come to appreciate all that our community has to offer. I do not take our amenities, serene and peaceful grounds, or community ties for granted. ***We are all in this together***, and I believe that our members deserve openness and transparency, which is what I know I can bring to the Council and the association. I also believe that all members are capable of sharing views in a respectful manner.

Qualifications

I am confident that I will be able to collaborate with the rest of the board and our members, to bring positive changes to the community. I have had a 35+ year career as an effective business leader across cultures in the private, public, and private non-profit sectors. I have acquired the following skills throughout my career: Computer Skills (Word and Excel and much more), General Management of a Software Company, Project Management across industries, Contract Management, Budgeting and Compliance.

My Goals for Village of Fountainview

If elected, my goals are to explore how we can improve two-way communication between owners and board members to build a greater sense of community and encourage new ideas. I would like to get more people engaged in the community through committee participation. I would also like to see that our bylaws are made clear and relevant, and I would like to see condo fees used in a way that will enable us all to have the best possible quality of life in the Village of Fountainview.

Thank you for your consideration. I look forward to creating meaningful changes in our community.

Sincerely,

Kathleen

Kathleen Phillips

Robin Huss Bio

First off I have been a DE resident since approximately 1990, purchasing my first home in Newark.

I have also resided in VOF since 2019 in 3000 -415 the unit the sprinkler pipe burst in. My husband Neil and our cat NuNu then were relocated by our landlord to a vacant unit in 2000 -304 during the rebuild process.

I know first-hand despite what happened causing us to lose 90% of our belongings we can never get back how and how it affected many residents but, it was a defective pipe and current council is working on getting them all replaced so we stayed because this is one of the few 55 and older communities located close to everything and it is secure, also pet friendly in a beautiful quiet portion of a college town with exception for the trains and geese haha

We are now back in 3000-302 and I feel I can bring fresh ideas and knowledge towards making our community even better.

I have over 30 years' experience in mortgage financing, property management, working with contractors and as a successful realtor for 20 yrs.

I know Sarah and Lisa you've got emails in the past from me to bring attention to safety issues, doors not locked and lights being out recently plus other concerns as needed.

Since my husband gets home from work late nights, he often toured 3000 during the rebuild and ran people off the property using our pool after hours that do not live here, and approached vehicles not supposed to be parked in our back lots. You may have seen him, bald guy wearing fire dept shirts for his volunteer firefighter career of over 30 years. We both care for VOF, and we will continue watching out for the safety of our neighbors.

If you have any questions or anything I didn't mention, feel free to reach out. I am usually home as I'm on permanent disability and although my body isn't what it used to be; my brain still is.

Thank you for your consideration for a council seat position and let's work together as a united community of owners and tenants. Together we achieve more.

Robin Huss

realtywithrobin@ gmail.com