



## NOTICE OF TRANSITION MEETING / DIRECTED PROXY

TO: Secretary  
 The Villages of Woodland Springs HOA, Inc.  
 c/o FirstService Residential Management Company  
 12209 Timberland Blvd  
 Fort Worth, Texas 76244

The undersigned hereby appoints the Secretary of the Association, or the person presiding over the meeting in the advent the Secretary of the Association is not present or \_\_\_\_\_, agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the membership meeting of the Association, to be held at Villages of Woodland Springs HOA Amenity Center, 12209 Timberland Blvd, Fort Worth, Texas 76244, on **Tuesday, September 19, 2017, at 6:30 p.m.**, and any adjournment thereof, according to the number of votes that the undersigned would be entitled to vote if then present upon the matters set forth. (In no event shall this proxy be valid for a period longer than 90 days after the date of the meeting for which it was given.)

There are 7 vacancies on the Board of Directors. **You may vote for up to 7 individuals by placing a check in the box to the left of the name shown below. The “(i)” to the left of a nominee’s name indicates this nominee is an incumbent member of the Advisory Committee.**

Please also note: if you attend the transition meeting in person, you will have the opportunity to cast your ballot at that meeting. Additional nominations will **NOT** be accepted from the floor at the transition meeting.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Jody Andrews       | <input type="checkbox"/> Melody Dennard      | <input type="checkbox"/> (i) Tony DeVito |
| <input type="checkbox"/> Rita Edmond        | <input type="checkbox"/> Grace Espinosa      | <input type="checkbox"/> (i) Frank Friar |
| <input type="checkbox"/> (i) Lora Fulmer    | <input type="checkbox"/> (i) Shirley Gansser | <input type="checkbox"/> Jim Houston     |
| <input type="checkbox"/> Matthew Kloesel    | <input type="checkbox"/> Matthew Lorenzi     | <input type="checkbox"/> Aleine Martin   |
| <input type="checkbox"/> (i) Frank McArthur | <input type="checkbox"/> Stephanie Miller    | <input type="checkbox"/> Patrick Putney  |
| <input type="checkbox"/> (i) Robert Rouse   | <input type="checkbox"/> Charles Stark       | <input type="checkbox"/> Tiffany Taylor  |
| <input type="checkbox"/> Suzanne Van Dusen  |  |  |

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Owner/Member Name and Property Address (REQUIRED)

\_\_\_\_\_

\_\_\_\_\_

Signature \_\_\_\_\_

Please return proxy to FirstService Residential Management Company at 12209 Timberland Blvd, Fort Worth, TX 76244, fax to (817) 741-1720, or email to [vows.admin@fsresidential.com](mailto:vows.admin@fsresidential.com).



## CANDIDATES FOR THE BOARD OF DIRECTORS

### Jody Andrews

- **Brief Statement** - Married, 4 children, all boys. Work full time at a bank in the IT department. On the PTA board at Independence Elementary.
- **Experience/Qualifications** – Hurst Hills Elementary PTA board member for 3 years  
IES Elementary PTA board member for 1 year.  
15 years banking experience; multiple leadership committees at the bank.
- **Why are you interested in serving?** - We are new-ish to the community, I have a passion for helping and I am good at getting things done. Giving back makes me happy.
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** My children are active in sports. I am fine missing practices but not games. I imagine some PTA meetings could be at night but that shouldn't be a problem.

### Melody Dennard

- **Brief Statement** - I have lived in England, Venezuela, Kazakhstan, Canada as well as several states in the USA. I love to travel, cook and spend time with my granddaughters.
- **Experience/Qualifications** - I have a BS degree in Nursing. I served in various positions on community and expat Boards while I was living overseas.
- **Why are you interested in serving?** - As a new resident I feel that serving on the Board will help me learn about the community and the residents. I feel that the years I spent living and travelling around the world has taught me to appreciate the differences in cultures and beliefs of people.
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** – No

### Tony DeVito

- **Brief Statement:** Texas resident for over 10 years, VOWS resident for 5 years. Real estate expert.
- **Experience/Qualifications:** Currently serving as Advisory Committee member. Previous experience as HOA President and Treasurer, Architectural Committee member and Landscape Committee member.
- **Why are you interested in serving?** In an effort to maintain and improve neighborhood conditions
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** None

## Rita D Edmond

- **Brief Statement** – I have been in Texas for over Thirty years. I have been a long time KISD resident for over fourteen years in the VOWS.
- **Experience/Qualifications** – I have served on the KISD PTA Board 2015 & 2016
- **Why are you interested in serving?** – I am very passionate for our community and if elected, I will listen to your concerns and fight for your. I would serve as your elected official.
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** – There are no conflict of interests.

## Grace Espinosa

- **Brief Statement** – I am a 29 year old Lawyer. I have lived most of my adult life in North Fort Worth. I volunteer with several animal rescues and love taking my dogs for walks or to the dog park. On my off time, I often spend weekends with family and friends. I enjoy playing sports, traveling, or just staying in to watch movies.
- **Experience/Qualifications** – I have served on several professional organizations planning events, marketing, and fundraising. I am currently employed as an Attorney and will be able to help advise the HOA on any legal matters that may arise.
- **Why are you interested in serving?** – I would like to make sure that each resident of Woodland Springs has a representative that will listen to their concerns and take action to fix problems in the neighborhood.
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** – No

## Frank Friar

- **Brief Statement** – I am retired and my wife and I have lived in VOWS since January, 2002. We have two adult children and three grandchildren. I am a retired US Army Officer (Lieutenant Colonel, Military Police) serving nearly 25 years from 1971 to 1996. My education includes BA degree (History), MPA (Criminal Justice), MS Ed (Adult Education), and AA (Accounting).
- **Experience/Qualifications** – I have been a member of the VOWS Advisory Committee since its inception in 2003 (except for the year 2007). I have served on various subcommittees (pool, safety, budget/finance) and have been chairperson of the AC for seven or eight of the years.
- **Why are you interested in serving?** My interest have been and continue to be keeping VOWS a desirable and sought after HOA community and one which is financially stable, has increasing property values, pleasant and useable amenities and greenspaces, and managed with reasonable and efficient rules and restrictions.
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** – I am able to participate in board activities without restriction.

## Lora Fulmer

- **Brief Statement** – Chief Administrative Office for large multi location practice; surgical and medical. Strong knowledge rt budget, finance, operations expansion, development and strategies. Land and building/business acquisitions; REIT. Contract biddings as well as negotiations.
- **Experience/Qualifications** – Over 30 years of administrative management and consulting experience; 21 of which continues to be with same corporation. Real Estate Development Management and Partner  
Advisory Committee Member Village of Woodland Springs for over 3 years  
Budget, Finance and Landscape Committee Member (Current)
- **Why are you interested in serving?** – Continued commitment to be one of the voices for our community whose strong desire is to maintain a reasonable budget to meet future needs for maintenance as the community ages, as well as be the ear for those in the community; addressing the concerns in the best interest of everyone as it relates to budget, home value, communication, stability and needs within the HOA
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** – No

## Shirley Gansser

- **Brief Statement** – I have lived in VOWS since 2003. My education, degrees, and experience are in finance, accounting, and management. I was a founder of the North Fort Worth Alliance, serve as a director for the state-wide organization Texas Neighborhoods Together, and serve on Fort Worth's Development Advisory Committee.
- **Experience/Qualifications** – As a senior project manager in the consulting business, I was involved in teaching business owners how to run their businesses profitably. I continue to use my business skills to benefit VOWS. I have been on the Advisory Committee as well as the HOA board for many years. I am a member of the Budget, Finance, and Expense Committee and the Landscape and Grounds Committee, and involved in the preparation of the annual VOWS budget. I am also one of the two members of the Advisory Committee who participates in the Ongoing Items List (OIL) bi-weekly meeting which continually monitors and verifies continual progress on new community projects, repairs, and maintenance issues. I am also chairman of the Transition Committee.
- **Why are you interested in serving?** My continuing interest and motivation to volunteer in VOWS is to make VOWS the very best place to live in far north Fort Worth through continual improvements, emphasis on quality maintenance of the community, and providing a wide range of amenities for the residents.
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** – Since I retired in 2005, I have been very active in VOWS, attending four to eight meetings per month. There is no reason that I will not be able to continue these activities.

## James M Houston

- **Brief Statement** – 58 year old, father, grandfather, worked in advertising and sales training for 30 + years, enjoy music, sports & history studies. Volunteer for community pantry & social services.
- **Experience/Qualifications** – Avid gardener, worked in landscaping & irrigation installation through college. Homeowner in VOWS 13 years & chairperson of LGC for 7 yrs. Knowledgeable of HOA budget process.
- **Why are you interested in serving?** – The goal of the HOA is to help create the neighborhood everyone wants to come home to. Pedestrian friendly greenspace & virtually appealing landscapes.
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** – I currently spend 10 + hrs/mo on my LGC chairperson duties so this would not be a problem.

## Matthew Kloesel

- **Brief Statement** – 12 year VOWS resident  
Father of 4 children ranging in ages 7 to 17 all attending KISD schools  
Repeat volunteer as WATCH DOGS at my children’s schools (provides mentoring, security, general assistance)
- **Experience/Qualifications** –  
Employment History: Project Manager and Data Center Director at AIG Global Systems (2014 – Present). Senior Project Manager at TGI Fridays (2007-2014)  
Prior VOWS committees: Served on VOWS Advisory Committee from (approximately) 2008-2011  
Prior Other Board Experience: Served on Parent Advisory Board at St. Elizabeth Ann Seton Catholic School. Served on Committee of Cub Scout Pack 15 and as Den Leader for 5 years
- **Why are you interested in serving?** I enjoy being involved in my community; I see value in listening to residents’ ideas and putting them into action and listening to the issues and taking steps to resolve them while staying on budget.
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** Not at this time.

## Matthew Lorenzi

- **Brief Statement** – Matthew Lorenzi (Born 1966): Resident of Keller Texas since June 1992, Father of 7 (5 boys, 2 girls), 28 years with American Airlines, Owner of Northfield Development Corporation (2000-2012). Resident of Woodland Springs since March 2013. Attended George Meany University in Washington D.C. School of Labor studies, Specializing in Arbitration preparation and presentation (Practiced 18 years: retired).  
**Experience/Qualifications** – TWU Executive Board 18 years / VOWS Advisory Committee 2 years
- **Why are you interested in serving?** To preserve and protect the long term interest of all VOWS residence and ensure the financial solvency of the HOA
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** There are no current encumbrances to my attendance as required.

## Aleine Martin

- **Brief Statement** – I am a wife mother, grandmother and great grandmother Recently Retired. I like gardening, cooking, crafts sewing
- **Experience/Qualifications** – I recently retired from property management for over 35 yrs. I did serve on HOA in Boling Brook IL for Winston Woods sub division. Also, served on commity to write by laws- served on board in Arlington to clean up and renew New York Ave.
- **Why are you interested in serving?** Would like to do my part to maintain Woodland Springs as a good place to live for all residents
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** – None

## Frank McArthur

- **Brief Statement** – I have lived in Tarrant County almost my entire life. I have been married for twenty-five years and have one son.
- **Experience/Qualifications** – I worked on church staff for many years. Currently, I own a small business as a contractor. I have served on the Advisory Committee for about three years.
- **Why are you interested in serving?** – I want to always help VOWS improve. I think that I am fair and can see different sides of issues, and help makes decisions which are best for the whole community.
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** - As a small business owner, I am very busy, but flexible. I control my schedule and can work around meetings.

## Stephanie Miller

- **Brief Statement** – Keller/FTW resident for 30 years; mother of a TCHS Senior; Graduate of Keller HS; Accountant.
- **Experience/Qualifications** – Accountant/Bookkeeper for 15years  
Board member of TCHS project Graduation  
Past Board member of sports Booster Clubs
- **Why are you interested in serving?** – I have seen VOWS develop over the last 15 years and seen it grow into a massive community, and love seeing all.
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** – No, as long as meetings are scheduled out with notice.

## Patrick Putney

- **Brief Statement** – I have lived in Woodland Springs since 2010. I work as an Aircraft Mechanic for FedEx and am also a member of the Air National Guard. I am married with one child that is a Sophomore at TCHS.
- **Experience/Qualifications** – I was preciously part of a Home Owners Board in Georgia from 2000-2002. I have experience and certification in Six Sigma, which is a continuous improvement program that deals with analyzing and solving problems. I have been on numerous organization committees in my Air Force and Civilian jobs.
- **Why are you interested in serving?** I would like to see our neighborhood flourish and improve. I envision improvements to our pools and recreational areas as well as community involvement. I would like to bring safety and security to the forefront of our community and get all of our homeowners involved with the improvement of our neighborhood.
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** I do not have any continuous commitments that would hinder my attendance. I am occasionally tasked with military trips but they are few and far between.

## Robert Rouse

- **Brief Statement** – Married with 5 adult children and two grandchildren. I am an 11-year Army veteran having served overseas twice. As my children grew, I volunteered to help the team in whatever capacity I could from ball boy; loading equipment at 4 in the morning; chaperoning; being the assistant coach. Wherever the need, I do not mind helping.
- **Experience/Qualifications** – Sales and Sales Management- 14 years; Plan Commissioner, City of Fort Worth – 2 years, Central High School Band Booster President, 2 years, Heights of Park Vista HOA President – 4 years before moving to VOWS  
VOWS Advisory Committee – 3 years; Let’s Talk Ft Worth, Committee Member  
North Fort Worth Alliance (various leadership roles) – 8 years; Ft Worth Quality Affordable Housing Committee Member  
Veterans of Foreign Wars Post 5074, Life Member, various leadership, DFW Rescue Me, Dog Rescue, Foster/Volunteer
- **Why are you interested in serving?** One of my greatest beliefs is to leave here better than I found it. I believe my experience in sales coupled with the various volunteer activities over the last decade and a have continue to help me ask questions, diagnose need, and formulate what needs to be done. I am process oriented. I believe in a balanced budget and not spending money just because we have it. I am confident that I can help make/keep VOWS a desirable place to live or profitable when you leave.
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** None

## Charles Stark

- **Brief Statement** - I am 59 years old and have lived in Villages of Woodland Springs with my wife Kellye for 5 years. I am a partner in the engineering consulting firm Barron, Stark & Swift Consulting Engineers, LP with offices in Fort Worth and Midland. I graduated from Texas A&M University and the University of Colorado with degrees in civil engineering. A native of Weatherford, Texas, I have two children and 6 grandchildren. My daughter and her family also live in VOWS. Our family attends worship at Keystone Church in Keller.
- **Experience/Qualifications** – A primary portion of my work involves design and permitting of single family subdivisions. I am very familiar with the various pieces that comprise a development such as VOWS and knowledgeable of the City of Fort Worth processes involved in requesting and obtaining maintenance of the various public facilities located throughout our development. I am also knowledgeable of the maintenance requirements for the various private improvements within VOWS that fall under the jurisdiction of the HOA. I have not previously served on any HOA related board but have been member of two architectural review committees in the past for residential subdivisions where we lived. As managing principal for our firm, I am very familiar with budgets, income projections, and balance sheets involved in managing an entity such as the VOWS HOA.
- **Why are you interested in serving?** – VOWS is an awesome community in which to live and the common areas and community amenities are what motivated us to purchase a home here. I am very interested in maintaining and improving that level of quality going forward. I have personally witnessed subdivisions that fell into disrepair once the original developer relinquished control to the HOA and am very motivated for this not to happen in VOWS. As with any asset, it must be wisely managed on an ongoing basis. I believe my personal skill set gives me something to offer to an organization such as the HOA and, unlike when our children were younger, I now have more time to invest in the community in which I live.
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** None, I seldom travel overnight for work related issues.

## Tiffany L. Taylor

- **Brief Statement** – I'm a stay at home Wife & Mother of two beautiful girls ages 5 & 6. After 20 yrs of service I retired from the airline industry in 2011 when my Husbands employment with Southwest Airlines brought us to Lewisville, TX. In 2014 we purchased our home in the VOWS where we have grown to love the neighborhood and everything the VOWS has to offer.
- **Experience/Qualifications** – 20+ years service working in Oklahoma City, OK for AAR Aircraft Services. 5yrs as a Realtor in OKC where I was also on the Board of Realtors. Served on the OKC Special Olympics Board for 10yrs where I was also a Coach for 15yrs. Prior to our move to the VOWS I was a Reserve Fire Fighter in Lewisville, Tx
- **Why are you interested in serving?** – We have a great community here in VOWS. My wish is to serve my neighbors by working for and beside them to protect the value of our homes, address & correct any concerns within our neighborhood and improve our community by serving on the HOA board.
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** None



## Susan VanDusen

- **Brief Statement** – Married. Two sons and three grandchildren. Went to Nebraska University-BS, MS, Eds, PhD in education  
Taught for Omaha Public Schools for 40 years.  
Came from Nebraska in 2004.  
We moved to Woodland Springs from Nebraska in 2004.  
We came to help raise our grandchildren.  
I went to the University of Nebraska and hold 4 degrees. (Bachelor, Masters, Education Specialist and PhD.)  
I taught school in Omaha, Nebraska for 40 years.  
I worked for Marriott part time for 10 years.  
I owned and operated my own business for 5 years.

My husband is now in a rehabilitation Health Center.

I have two sons. One lived about 8 blocs from me in Woodland Springs and the other son lives in London UK.

I have worked on two Homeowners Boards.

I belong to many organizations and have served as an officer.

I believe I would make a good board member as I am retired, my grandchildren are grown. I have the time to give to this important project.

- **Experience/Qualifications** – Taught school- supervised student teachers. Computer Trainer at Marriott. Own a business for 5 years. President of several organizations  
Board member for Riverside Lakes NE and Seascape Tx HOAs
- **Why are you interested in serving?** Interested in keeping the area up.
- **Are there any commitments in the way of travel, employment schedule that will hinder your regular attendance/participation in regularly scheduled evening meetings?** No- retired Have time to take care of business.