



NORTHWEST CROSSING
ELECTION OF INITIAL FIVE-PERSON BOARD OF DIRECTORS
FOR
ARCHITECTURAL REVIEW COMMITTEE (ARC)

VOTER'S PAMPHLET

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ARC BOARD OF DIRECTORS ELECTION
January 25, 2023

GENERAL INFORMATION

As provided in the Master Declaration of Covenants, Conditions and Restrictions for NorthWest Crossing (the "CC&Rs), the Declarant, West Bend Property Company, LLC, called a meeting of owners to vote on continuing the Architectural Review Committee (ARC) for Northwest Crossing. At that October 24, 2022 meeting of NorthWest Crossing Owners, a majority of all Owners voted "Yes" to approve forming a non-profit corporation to assume the function of the ARC.

As required by Section 7.3(c) of the CC&Rs, the next step in the process is for Owners to elect an initial five-member board of directors for the Architectural Review Committee, a not-for-profit corporation to be formed by these elected board members. A meeting has been called for January 25, 2023 at 4:00PM to finalize the election.

Declarant invited interest from Owners and applications were accepted through December 16th from any Owner interested in serving on the new ARC Board. Eleven (11) candidates submitted applications and are included on the ballot. The candidates' submitted application information is provided in this Voter's Pamphlet.

The CC&Rs also call for the option to write-in a nomination at the election meeting. For this reason, the online absentee ballot includes a space for a write-in candidate name. ***Please only write-in a name if the person has confirmed in writing the willingness to serve.***

Continue reading for candidate information, which is presented alphabetically by last name. A photo is included if provided by the candidate.

CANDIDATES FOR ARC INITIAL BOARD OF DIRECTOR ELECTION



JASON BOONE

Relevant education or career experience:

I currently work as a full-time real estate broker and a considerable portion of my business has not only been within NorthWest Crossing, but also new construction. I have represented and worked with several builders that were members of the NorthWest Crossing builder's guild and participated in several previous ARC meetings through this experience.

Board/Committee experience:

I have served on several committees at our local association of realtors including the Government Affairs Committee, MLS Executive Committee and MLS Advisory Council. I have also served on related committees at a state level. Several of these committees are charged with drafting, implementing and interpreting policy to create structure and systems for a large membership. This requires taking into account multiple perspectives and opinions to develop policies and procedures that conform with law and function for the greater good of the membership as a whole. I also currently serve as the board president for an industrial condominium owner's association.

Strengths:

My father was a building designer and home builder, his influence and experience coupled with my real estate career has provided me with a considerable amount of experience with architectural plans, reviewing architectural guidelines, CC&R's along with several other facets of new construction and development. Between my current career as well as my prior career I have engaged in several opportunities to draft, review, interpret and implement policies and procedures. I am a detail-oriented person with a long-standing, vested interest in NorthWest Crossing, a place I have called home for 20 years. I originally lived in Phase 1 when there were very few completed/occupied homes in NorthWest Crossing and have witnessed the evolution of this neighborhood first hand.

Priorities:

I'm interested in participating in the owner-controlled ARC in an effort to bring my experience and skillset to the table and collaborate with my neighbors to lay the foundation for a well-organized and structured ARC that can perpetuate the success of the developer-controlled ARC. I recognize that this will not be an easy task however I am passionate that the owner-controlled ARC be set up in such a way that the character of our neighborhood is perpetuated, and the ARC policies are accurately, fairly and consistently interpreted and applied. I would also like to see the by-laws that govern the owner-controlled ARC be set up to not only implement term limits on the ARC board members, but also a systematic method to maintain continuity as the ARC board members change over time.

MARA BRESNICK

Relevant education or career experience:

Retired land use attorney

Board/Committee experience:

Tahoe Regional Planning Agency Governing Board, Lake Tahoe (1996-1998; 2005-2012); served on various Board committees; responsibilities included: project review, including review and modification of project conditions; enforcing Tahoe Regional Plan implementing codes and regulations; budget review and approval; Plan updating

Placer Land Trust Board, Placer County, CA (2002-2007); served on various Board committees; responsibilities included: identifying and prioritizing both biologically and agriculturally significant lands for conservation, including reviewing proposed conservation easements and land purchases; budget review and approval; fundraising; working with local, state and national partners to achieve conservation goals

WEAVE (Women Escaping a Violent Environment), Sacramento County, CA (1988-1992); responsibilities included: implementing and expanding programs and services for survivors of domestic violence; education; fundraising

Strengths:

Detail oriented; experience interpreting and applying governing documents, rules, and regulations to specific projects and situations; good listening skills. These skills will be beneficial in working with other Board members of different disciplines to review and make decisions on submitted applications. The neighborhood will benefit from my commitment to considering all relevant circumstances in applying the rules and regulations, being consistent in applying rules and regulations in similar situations, using common sense when there is latitude in interpretation, carefully considering potential exceptions, and identifying areas for modification of rules and regulations based on past experiences and maintaining relevance as the community ages.

Priorities:

1. In keeping with the wishes of a majority of NWX owners, continue to abide by the applicable CC&R's, as they may be amended, to provide a continuing mechanism for architectural review of covered improvements on NWX properties.
2. Use the existing built environment to guide application of the Prototype Handbook, and Design Guidelines to any new construction.
3. Review the various design guidelines and architectural standards to identify areas for potential modification.

ANTONELLA CAPORELLO

Relevant education or career experience:

BS in Horticulture and Landscaping
Scientific events organizer
Healthy cuisine blogger
Published author

Board/Committee experience:

Valentines Resort Owners Association, Harbour Island, The Bahamas

Strengths:

Organization skills
Communication skills
Mediation skills
Knowledge of landscaping
Knowledge of architecture
Honesty and transparency

Priorities:

To keep NWX a well-maintained, safe, and beautiful neighborhood

DAVID DAVIS

Relevant education or career experience:

I have a Bachelor's degree from St. Mary's in Moraga, California. I served over six years in the United States Marine Corps with an Honorable discharge as a S/Sgt (E-6). Retired after twenty six years as a police officer/firefighter with the rank of Lieutenant. Spent over thirty years teaching part time in various community colleges.

Board/Committee experience:

I have served on a variety of boards and committees during my service in the Marine Corps, Public Safety career, teaching in the community colleges and as a member/official in community service organizations.

Strengths:

I think my strength is my common sense and my ability to listen to different points of view and come to a consensus within the rules and guidelines.

Priorities:

My priorities as a member of the architectural review board would be:

1. Maintain our neighborhood guidelines that we have all come to expect. We all moved here because of this unique setting within Bend.
2. Keep an eye on the future of the area so that we can keep and maintain any future changes that might impact our neighborhood.

3. Communicate with everyone within our neighborhood more often and solicit input from all residents. There have been changes within the governing documents that have never been communicated with residents, unless you read these documents every month. I think it is important that everyone has input into any changes that take place. Not just the ARC making changes and not informing the community.



NICHOLE FISH

Relevant education or career experience:

As the owner and principal designer of a local, residential interior design firm, I am excited to apply for a position on the Architectural Review Committee. With a strong passion for design and a proven track record of success in the industry, I believe that I would be a valuable asset to ARC.

Throughout my career, I have gained a wealth of experience in residential design, working on a variety of projects ranging from small renovations to large-scale new construction. My expertise includes space planning, color consultation, selection of finishes and materials, and project management.

In addition to my professional experience, I also bring a strong dedication to client satisfaction and a commitment to staying up-to-date with the latest design trends and technologies. I am confident that my skills and expertise will allow me to make a valuable contribution to our community and uphold the standards of our beautiful NWX neighborhood.

Board/Committee experience:

I am excited to bring my skills and expertise to a new board role.

I have previously sat on a non-profit board for three years, two of which I served as the president, where I was responsible for leading the organization and driving its strategic direction. In this role, I contributed to the creation of bylaws, managed budgets, and implemented new processes to improve the efficiency and effectiveness of our work.

In addition to my experience as a non-profit leader, I also bring a variety of professional skills and expertise that I believe will be valuable to your organization. I am confident that my ability to think strategically, collaborate effectively, and communicate clearly will make me a valuable asset to your board.

Strengths:

As an experienced and skilled interior designer with a passion for design and a dedication to our NWX neighborhood, I believe that I would be a valuable asset to ARC. Here are a few specific strengths that I believe would benefit the committee:

Eye for design: I have a strong eye for design and am skilled at creating cohesive and aesthetically pleasing spaces. I believe that this skill would be valuable in helping to shape the overall design aesthetic of the neighborhood.

Dedication to Northwest Crossing: I have a deep appreciation for the NWX neighborhood and am committed to working with the committee to ensure that new development aligns with the community's vision and values.

Detail-oriented: I am extremely detail-oriented and take pride in my ability to manage projects from start to finish with a high level of accuracy and efficiency. I believe that this quality would be valuable in helping to ensure that projects are completed to the highest standards.

Priorities:

1. Maintain the design aesthetic: One of my top priorities would be to help ensure that new development in the NWX neighborhood aligns with the community's vision and values, including its unique design aesthetic. I would work with the committee to review and approve designs that meet these standards and to provide guidance to homeowners.
2. Refine the submittal process: Another priority would be to help streamline and improve the submittal process for homeowners, in order to make it easier for them to navigate and more efficient for the committee to review. This could include implementing new technologies or processes to facilitate the review process.
3. Modernize interactions between ARC and the community: I believe that it is important for ARC to be accessible and responsive to the needs of the community. To that end, I would work to use technology to modernize and improve the ways in which ARC interacts with the community, including through online platforms and other digital tools.

NANCY HAWKES

Relevant education or career experience:

I am currently retired, although previously I held a California Real Estate license and worked as a realtor. I also did professional pre-sale home staging. I have a Master's degree in Education.

Board/Committee experience:

Active in school PTAs, and at a time was a chairperson of one PTA.

Strengths:

I believe I understand real estate, both as a professional realtor and as a home owner, and have an awareness of what I believe is important - and less important - for a safe and esthetically appealing neighborhood. I strive to work cooperatively with others, not contentiously, and to build effective relationships. We have lived in Northwest Crossing for almost nine years and in the Discovery Park neighborhood for more than eight years. We love living here and can't think of anywhere else we'd rather live.

Priorities:

We need agreed upon, clearly defined guidelines for what Northwest Crossing homeowners can and can not do to the visible exterior of our homes and yards, and a reduction in subjective judgments about what is appropriate and not appropriate.

JEFF MANNING

Relevant education or career experience:

President, Farmstead 12 HOA

50 plus years in Service Sector

Extremely strong supporter of NW Crossing and "village" concept

Board/Committee experience:

30 years serving wide range of food commodity boards

Sit on Green Onyx (based in Israel) advisory board

11 years as member of California Milk Advisory Board (as Executive Director)

9 years on Cherry Marketing Institute Board

Strengths:

Retired, senior strategist with time to contribute

Highly effective collaborator

Understands and embraces boards and commissions

Priorities:

1) Protect and grow the value of NW Crossing

2) Build an extremely strong, sustainable sense of community

3) Balance priorities of NW Crossing with those of residential and business owners

MICHELLE MCCLURE

Relevant education or career experience:

I am currently a real estate paralegal with over 20 years experience in real estate law.

Board/Committee experience:

I am currently on the HOA Board of the Lewis & Clark Townhomes for the last two years as the Secretary.

Strengths:

I am well organized and familiar with the documents and agreements which govern homeowner association. I believe that I can be helpful in organizing the new architectural committee. I worked in construction for many years and am familiar with reviewing plans and the design process.

Priorities:

My priorities are maintaining the quality and cohesiveness of Northwest Crossing. I believe it is important to serve in my committee and hopefully make it better for everyone.



RENEE RAMEY

Relevant education or career experience:

I have held various positions within the manufacturing and construction industry for 25+ years. These positions have included project management, coordination and oversight of large teams, human resources, marketing, sales, and research. I am currently the Executive Director of a national trade association that deals with residential construction.

I have owned several dwellings with governing HOAs. I have served on a HOA board as well. In addition, through my current position, I deal with HOAs throughout the USA on a frequent basis. This includes providing data/information, research, and guidance.

From an education perspective, I am a native Oregonian who attended the University of Oregon. My degrees include a BS in Management, a BS in Marketing, and a minor in Psychology. I achieved a Green Belt in Lean Six Sigma, was a LEED Certified Associate, and participated in several other industry and business focused trainings.

I enjoy working in a team environment, believe in keeping an open mind, and love guiding entities toward continuous improvement.

Board/Committee experience:

I have served on several trade association boards and committees over the past 25 years. On the HOA front, I have served on several boards in a variety of positions.

In addition, I currently run two national non-profit trade associations...The Metal Roofing Alliance (6 years, Executive Director) and the Keigan Baker Memorial Fund (2+ years, VP). This work includes overseeing various committees, task groups, and advisory boards. The roles also include responsibility for financials, marketing, administration, membership, market research, and growth strategies.

List of past board/committee experience includes, but is not limited to...

- Metal Construction Association (MCA), 12+ yrs, various roles
- National Coil Coaters Association (NCCA), 10 yrs, board
- Metal Building Manufacturers Association (MBMA), 10+ yrs, board
- American Iron & Steel Institute (AISI), 20+ yrs, various roles
- American Women in the Metals Industry (AWMI), 20+ yrs, various roles
- and many others

Strengths:

I am an extremely detailed-oriented person...hence my love of project management. I enjoy working with others toward a common goal and helping teams achieve the mission. Professional, respectful interaction with others is important to me and I strive to build lasting, productive relationships. Being open-minded and present during meetings and communications is critical to a team's success and, therefore, is a personal goal of mine. I also love challenging projects, continuous improvement, and

finding solutions that provide the greatest benefit.

As part of the Architectural Review Board, my past and current experience within the construction industry would be an immediate benefit. The skills I've developed during my career would contribute to the successful oversight of our neighborhood and making decisions that positively impact homeowners and businesses alike. My participation would be a priority and my passion for the betterment of our neighborhood would be felt by all.

Priorities:

I love our neighborhood in Bend and the community at large. What draws me to Bend is the outdoors...something I wish to preserve. My top 3 priorities would include:

1. Keeping our area clean and safe. Achieving this would ensure our neighborhood remains highly desirable and home values continue to rise.
2. Ensuring our neighborhood stays aesthetically pleasing. This includes keeping homes/buildings architecturally appealing, ensuring landscaping is maintained, and our streets/sidewalks are kept clean, uncluttered, and in good condition.
3. Focusing on sustainability and being environmentally conscious. With that comes making educated decisions based on valid data and a consideration of the impacts. On the construction side, my priority is long-lasting, durable products that lessen the impact on our surroundings.

COLIN STEPHENS

Relevant education or career experience:

My name is Colin Stephens. My wife Anne and I have lived in our house in NorthWest Crossing since 2006. We have two sons who have both grown up in this great neighborhood and are currently enrolled at Summit High and Pacific Crest Middle. I have a master's degree in urban and regional planning and have been a professional planner in Oregon for over 25 years. During this time, I have gained extensive experience applying zoning and land use regulations that are intended to shape the built environment in a positive manner. I have also worked with and supervised code enforcement officers tasked with ensuring that adopted codes are enforced. In this latter role, voluntary compliance has almost always been achieved. While I have never been in a position to apply or enforce private CC&Rs, I have worked with properties subject to such regulations and understand how CC&Rs legally operate and fit into the framework of a neighborhood and within the bigger land use regulatory environment.

Board/Committee experience:

I have been a staff liaison to planning commissions and historic preservation commissions in several jurisdictions. Duties include issuing written recommendations to the commissions, interpreting codes and advising on how to make good, legally defensible decisions. These commissions are tasked with a detailed design review responsibility for historic districts and design overlay corridors and zones. This is very similar to what the ARC is expected to perform. I have a full understanding of how such bodies should conduct meetings, deliberate, move and vote on matters. I also understand how adopted regulations, standards and criteria must be used to justify decisions. This experience will be extremely helpful to help the new Architectural Review Committee operate professionally and smoothly.

Strengths:

I have been in the construction and permitting field for my entire career. I have an excellent ability to balance competing needs and/or conflicting regulations, to find solutions to complex development related issues. I also bring many years of working with the public on controversial development related policies where again, finding a balanced approach to regulation has proven to be an asset that I possess.

Priorities:

Out of the 1,252 lots in NWX, 661 owners voted in favor of establishing a new Architectural Review Committee and 591 either voted "no" or did not participate in the vote, which according to the election documents and the CC&Rs was the equivalent of a "no" vote. While a clear majority of owners want architectural review to continue under a formalized body, it is also evident that a significant number of owners do not. Given this, it is my priority to provide a balanced approach to reviewing architectural designs to ensure that the character of the neighborhood is preserved with fair and objective decisions.



JEFF VOSE

Relevant education or career experience:

10+ years as president of an HOA and father of three children in local schools, who currently roam the NWX neighborhood, along with countless other children who seemingly come and go from our home at all hours.

I enjoy all the outdoor recreation Bend has to offer while holding executive positions at two companies, one of which I cofounded. I'm happy to volunteer a set of eyes on our community to help ensure we maintain the local aesthetics that we were all drawn to, while allowing homeowners to express themselves as individuals.

Board/Committee experience:

- HOA president, The Headlands, Sausalito, CA, 2009 to present
- Leadership roles in multiple corporate/sales organizations including startups and publicly traded companies
- Volunteer in several community organizations including: YMCA, Glide Memorial (food bank), GGNRA, and SF Humanitarian Project, coaching Bend little league and lacrosse, youth sports.
- Arbitrator among my family of five and overall caring, rational human being

Strengths:

Principled. Open minded. Welcoming yet firm. Ability to broach sensitive topics and understand multiple perspectives while removing myself from the broader decision making processes.

Priorities:

Our neighborhood is beautiful and that's why we all live here. There are CC&Rs for a reason and while our existing oversight committee is leaving, we should honor the original intent while allowing for adaptation as times change.

I wish to maintain the integrity of our neighborhood without hindering the ability for homeowners to live their best lives, or be denied reasonable requests so long as those requests have no adverse impact on others.