



GIANCARLO DAVILA – LULLWATER

WHY ARE YOU INTERESTED IN RUNNING FOR A BOARD POSITION?

My family and I have been part of this great community since 2005. During these years we've developed great appreciation for Legacy Park and our wonderful neighbors. I've witnessed the great work and accomplishment in the past few years and would like to dedicate my time and talent to serve on the HOA Board to ensure we continue to work on:

- ❖ being a very desirable community to live
- ❖ providing a safe and secure environment for our children, family and friends
- ❖ placing collective owners' interest above self interests
- ❖ maintaining property values and making sure our money is invested wisely and responsibly

If elected I would represent the interests of our community by seeking and encouraging active involvement of all neighbors and will work with fellow Board members in assessing and prioritizing current and future needs of Legacy Park while providing the best service levels and experience for homeowners.

OTHER EXPERTISE

- ✓ I'm business consultant for a large software company in Atlanta since 2004. In my role I work with multi-national companies to improve their processes and to achieve higher levels of standardization and efficiency. I'm experienced in project management for large global human capital (HR) transformation projects.
 - ✓ Legacy Park soccer coach from Spring 06' –Spring 10' (U6,U8,U10)
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CANDIDATE QUESTIONNAIRE

- 1. If you served previously on the Board, what type of positive impact do you feel that you made on Legacy Park as a whole? If you have not served on the Board how do you feel you could positively influence Legacy Park?**

I've not served on the LP Board before, however I believe this could represent and advantage to my candidacy due to the fact that I could bring an impartial view into any existing important matters and by influencing the Board to renew their commitment to the all the Home owners based in sound judgment, creative thinking and common sense.

- 2. How would you involve and communicate to homeowners before and during the decision making process on budget, issues and improvements in Legacy Park? Please elaborate.**

As I indicated before, If elected I would represent the interests of our community by seeking and encouraging active involvement of all neighbors and will work with fellow Board members in assessing and prioritizing current and future needs of Legacy Park while providing the best service levels and experience for homeowners which are above our most important asset in Legacy Park.

- 3. There are abandoned properties in Legacy Park that are not being kept up. What can and should the Board do about such properties? What can the Board do to ensure surrounding property values are not affected?**

This is a sensitive topic, and as such we should ensure that we are looking at this challenge objectively without forgetting the human aspect. All Legacy Park families have been affected by the recession one way or another. As a LP Board member we should focus all of our attention to reduce the impact of any abandoned home in LP by ensuring our statutes and governing HOA code fully protect our interest and addresses standard procedures that could be initiated in advance when a property is in distress. I believe that simply holding a seal of approval and/or to create a lien in a title due to unpaid Dues and/or Penalties for not keeping the appearance of the house up to par placed us in a reactive mode rather than a proactive one. We should create a channel of trust and open communication to any Home Owner facing this issue to ensure we could creatively and collectively find ways to ensure that our Homes are not affected while they are facing difficult times.

- 4. Would you support raising activity/usage fees for those activities that recruit non Legacy Park members in lieu of raising annual dues for all residents? Why or why not?**

Legacy Park is a prime attraction when it comes to sports for our kids and adults and allowing non-LP members to join our leagues and classes help us promoting the many benefits our community has to offer. With that said, all LP home owners should not be affected by the raising costs of maintenance, and other associated costs related to running a sports program on top of their yearly dues. We would also need to acknowledge that without the additional non-LP resident usage fee our LP home owners will have to pay more for the same program in most cases. I would support raising usage fees to non-LP members to the extent that it is adequately priced and that additional budget generated by non-LP residents clearly represents and advantage to our home owners and not the other way around.