

***Chadwick Farms Community Association, Inc.
1800 Preston Park Blvd. Suite 200
Plano, TX 75093***

July 29, 2022

«FullName»
«MailingAddress»
«City» «State» «Zip»

**NOTICE OF ANNUAL MEETING
MONDAY, AUGUST 22, 2022**

Dear Chadwick Farms Homeowners:

As Manager for Chadwick Farms Community Association, we are pleased to advise you of the Annual Meeting to be held on **Monday, August 22, 2022, at the Cornerstone Bible Church at 2297 Litsey Rd.** The purpose of this meeting will be to elect five (5) to seven (7) candidates to the Board of Directors of the Community Association for terms of two (2) or three (3) years each, to conduct the business of the Association and to present the 2021 annual reports.

Enclosed for your convenience is a Proxy/Absentee Ballot, which can be used in the event that you are unable to attend the meeting. It is very important that you assign your proxy if you cannot attend. Please complete the enclosed Proxy in order to establish quorum or to assign your vote to another member. Please check "Quorum Only" if you want your proxy to only count towards quorum for the meeting and/or you are voting for the homeowner Board member by Absentee Ballot. Please plan to join us at the following place and time.

DATE: Monday, August 22, 2022
MEETING: 7:00 p.m.
LOCATION: Cornerstone Bible Church
2297 Litsey Road
Roanoke, TX 76262

You may begin signing in for the meeting at **6:30 p.m.** It is suggested that you come early so the meeting may begin promptly at **7:00 p.m.**

Your vote may be cast On-Line by visiting <https://chadwickfarms.ivotehoa.com/accountSignup.php>. By voting online, you authorize the association to use your vote to count towards the meeting attendance requirements. **Please use Registration code «Account » for online voting, or you may complete and submit the enclosed Absentee Ballot/Proxy.** If you submit it as a proxy, it will be used to assign your vote to another designated member, while your Absentee Ballot is used to cast your vote for the Election of Directors.

We look forward to seeing you on **Monday, August 22, 2022.** If you have any questions, please feel free to call me at (817) 310-6915. This meeting is open to all homeowners of the Chadwick Farms Community Association.

Sincerely,

CHADWICK FARMS COMMUNITY ASSOCIATION, INC.

By: CMA, its Manager

Michele Harris, CMCA® AMS® PCAM®

Enclosures

ABSENTEE BALLOT
Chadwick Farms Community Association
2022 BOARD OF DIRECTORS ELECTION

Vote for up to SEVEN (7) Persons to serve a term of three (3) or two (2) years:

- | | |
|--|--|
| <input type="checkbox"/> Robert Walker | <input type="checkbox"/> Michael Barela |
| <input type="checkbox"/> Hollis Goode | <input type="checkbox"/> Rennie Patterson |
| <input type="checkbox"/> Sejalben Dasondi | <input type="checkbox"/> Jignesh Amin |
| <input type="checkbox"/> Teresa Scharfenberg | <input type="checkbox"/> Brett Blankenship |
| <input type="checkbox"/> Jeff Gnade | |

☐ **I will not be attending the meeting but have indicated my choices (above) and wish to be counted towards Quorum for the meeting.**

To be valid the absentee ballot must be **received no later than NOON on Monday, August 22, 2022** to the following location:

By Mail: Chadwick Farms Community Association, c/o CMA Management
2350 Airport Freeway, Suite 310, Bedford, TX 76022
By E-Mail: Ldeguzman@cmamanagement.com
By Fax: 817-310-6950

To be valid the absentee ballot must be signed by a member of the association, contain a legible name, and address.

SIGNATURE OF OWNER(S): _____

PRINT NAME(S): _____

ESTATE ADDRESS (ES): _____

DATE: _____

By casting your vote via absentee ballot, you will forego the opportunity to consider the vote on any action from the floor on these proposals if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain the ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person in which case an in-person vote will prevail.

**EVEN IF YOU VOTE USING THE ABSENTEE BALLOT,
PLEASE FILL IN YOUR PROXY AS WELL. IF YOU DO NOT WISH TO HAVE SOMEONE ELSE VOTE FOR YOU AT
THE MEETING, YOU CAN CHOOSE THE QUORUM PURPOSES ONLY OPTION. WITHOUT A QUORUM, THE
BUSINESS OF THE MEETING CANNOT BE CONDUCTED.**

(PROXY ON BACK)

***** **IMPORTANT – DO NOT DISCARD** *****

CHADWICK FARMS COMMUNITY ASSOCIATION, INC.

PROXY

I, the undersigned, being the record Owner of the property identified below, or being the authorized voting representative for the property, hereby revoke any previous proxies and grant to the person identified below (my "Proxy Holder") my revocable Proxy for quorum only or to consent and to vote as specified below, and in all other respects to act on my behalf, as a Member of CHADWICK FARMS COMMUNITY ASSOCIATION at the Annual Meeting scheduled for **August 22, 2022**, or as such meeting may be rescheduled, adjourned, or recessed and reconvened.

My Voting Proxy Holder is authorized to consent and to vote in the same manner and to the same extent and with the same effect as if I were personally present at the meeting and voted (except as may otherwise be specified above or on the front of this form).

CHOOSE ONE OF THE OPTIONS BELOW:

PROXY FOR QUORUM ONLY (NOT ASSIGNING VOTE)

☐ I hereby assign my proxy to establish Quorum only at the Chadwick Farms Community Association Annual Meeting.

*** * * OR * * ***

PROXY FOR ASSIGNING VOTE (INCLUDES QUORUM)

I HEREBY DESIGNATE AS MY PROXY HOLDER & GIVE MY PROXY TO VOTE TO: (CHECK ONLY ONE)

☐ President of the Association, or, if the President is absent, incapacitated, or unwilling to act as my Proxy, then to the Chairman of the meeting;

OR

☐ To: _____ (Please print individual's full name); or if the person named is absent, incapacitated, or unwilling to act as my Proxy, then to the following individual alternate (optional): _____

SIGN AND DATE

In order for this Proxy to be valid it must be signed and dated.

EXECUTED this DATE (specify date) _____

(Your SIGNATURE -- Owner/Member)

(Your PRINTED NAME -- Owner/Member)

Your Chadwick Farms Property Address

Where I am present in person and elect to act on my own behalf at said meeting or with respect to a specific act of the Association, such presence or action will supersede and suspend the effectiveness of this proxy.

Where I have given my written proxy to another named person dated later than the date hereof, such subsequent proxy will supersede and suspend the effectiveness of this proxy.

**Mail, fax, or email this form to: Chadwick Farms Community Association, c/o CMA Management
2350 Airport Freeway, Suite 310, Bedford, TX 76022**

Fax: 817-310-6950 ♦ e-mail to: Ldeguzman@cmamanagement.com

If you have any questions regarding this form, please do not hesitate to give us a call at 817-310-6900

Chadwick Farms Community Association, Inc.
CANDIDATE FOR THE BOARD OF DIRECTORS
QUESTIONNAIRE RESPONSES

NAME: Robert Walker

Briefly introduce yourself. Include background (business, homeowner association or other experience), the number of years you have been a resident, etc.

Hi I am Robert Walker a resident since 2014. I am a father of 9 wonderful kids. I hold a MBA from Northern Illinois University and work from BMO Bank as a Marketing Leader. As part of my job, I am responsible for managing the total marketing budget, all customer and employee events and office improvements / repairs.

In which areas do you feel you could make the greatest contribution: architectural control, capital improvement and repair, finance, legal, maintenance, new development, special events or other?

I think I would be best suited for any task except legal.

NAME: Michael Barela

Briefly introduce yourself. Include background (business, homeowner association or other experience), the number of years you have been a resident, etc.

My name is Michael Barela and I am happy to announce I am running for the Board of Directors of Chadwick Farms Community Association. For those of you I have not had the pleasure of meeting I live at 4509 Cirrus Ln. My wife and I moved with our two sons to the community in August of 2020 from the Austin area. We lived in Austin for about 7 years where I was the Treasurer of our communities HOA that had 1400 homes. I have been working in the banking/fintech world for the last 20 years. I hold an undergraduate degree in Finance and a MBA with a concentration in Accounting.

In which areas do you feel you could make the greatest contribution: architectural control, capital improvement and repair, finance, legal, maintenance, new development, special events or other?

As mentioned, I was Treasurer of my last HOA that had 1400 homes. I took on this role as a newly elected board member after the developer transitioned control to homeowners. Prior to that I was Treasurer of my HOA in New Mexico where my family and I lived for 3 years. I am currently serving the Chadwick Farms Community as the Transition Chairman for our transition from Grand Homes to homeowners. This has provided me many insights into the history of our community and the status and health of our assets and financial situation. I feel I would be a great asset to our wonderful community. I take great pride in the communities I live in and I strive to be an active participant as much as possible.

PLEASE SEE NEXT PAGE FOR ADDITIONAL CANDIDATES

NAME: Hollis Goode

Briefly introduce yourself. Include background (business, homeowner association or other experience), the number of years you have been a resident, etc.

Resident since 2011. BBA Finance SFASU, 25 years in Finance and consulting retail and B2B. Experience in Reinsurance and own 2 businesses. Leadership Coaching Georgetown University. Private Pesticide Licensed.

In which areas do you feel you could make the greatest contribution: architectural control, capital improvement and repair, finance, legal, maintenance, new development, special events or other?

Finance – managing expenses, with experience with infrastructure management and relationships with HVAC, Plumbing, Maintenance, and Landscaping.

NAME: Rennie Patterson

Briefly introduce yourself. Include background (business, homeowner association or other experience), the number of years you have been a resident, etc.

I have served as your Homeowner-Board Member for seven years now and proudly seek re-election. I have been a resident since 2007 and bring over two decades of experience in defense contracting, project management and negotiations. I have provided oversight to our capital improvement and maintenance projects with regard to budgets and assessments. I have represented our community in official meetings with the City of Fort Worth, the surrounding towns, and at our State Capital in Austin. Above all, I am passionate about ensuring the safety of all families in our community.

In which areas do you feel you could make the greatest contribution: architectural control, capital improvement and repair, finance, legal, maintenance, new development, special events or other?

My strengths in contributing to the community are in capital improvement, legal, and technology. As a continuing Board Member I plan to oversee our contractors for cost containment, communicate with our legal Counsel for compliance issues with regard to Texas State Association Law, and continually improve our safety and security as technology evolves. I anxiously look forward to serving an additional term and want to make Chadwick Farms a model for other communities to look up to.

PLEASE SEE NEXT PAGE FOR ADDITIONAL CANDIDATES

NAME: Sejalben Dasondi

Briefly introduce yourself. Include background (business, homeowner association or other experience), the number of years you have been a resident, etc.

I am a Business Owner. I open multiple pharmacies in Fort Worth – Roanoke area. I have Masters Degree in Pharmaceutical Manufacturing.

In which areas do you feel you could make the greatest contribution: architectural control, capital improvement and repair, finance, legal, maintenance, new development, special events or other?

I can contribute to special health related events @ Roanoke. I want to support community by arranging flushots / Health events.

NAME: Jignesh Amin

Briefly introduce yourself. Include background (business, homeowner association or other experience), the number of years you have been a resident, etc.

I own multiple Dry Cleaning Business. I am serial Entrepreneur. I owned more than 5 different businesses in last 10-15 years. I have expertise in multiple Industries.

In which areas do you feel you could make the greatest contribution: architectural control, capital improvement and repair, finance, legal, maintenance, new development, special events or other?

I can help with administration & Capital Improvement by bringing investors & giving new ideas about special events.

PLEASE SEE NEXT PAGE FOR ADDITIONAL CANDIDATES

NAME: Teressa Scharfenberg

Briefly introduce yourself. Include background (business, homeowner association or other experience), the number of years you have been a resident, etc.

Hello, my name is Teressa Scharfenberg and we have lived in Chadwick Farms since November 2021. We have lived in the 76262 zip code since 2010. Our daughter is a 2017 graduate of Byron Nelson High School. I have been a Realtor® since 2016. Prior to that I spent 20 years with Halliburton and I hold a BAAS in Communications from Dallas Baptist University. My husband is a graduate of UT and is a Certified Public Accountant (CPA).

My board experience includes (8) years as a Board member and Architectural Control Committee (ACC) member for the Tanglewood HOA in Mansfield, Texas. During my service on the Board, our DCC&R's were edited to fit our HOA from a template provided by the builder. I also spent (3) years as a Board member for the Byron Nelson Bobcat Cheer Booster Club Board as President and Parliamentarian. During my service, I was instrumental in the establishment of the Peggy Nelson – Bobcat Cheer Scholarship.

In which areas do you feel you could make the greatest contribution: architectural control, capital improvement and repair, finance, legal, maintenance, new development, special events or other?

With my past experience on the Architectural Control Committee (ACC) for the Tanglewood HOA, I feel that this is where I could best serve my Chadwick Farms community.

My experience working with the different HOA's I work with in real estate can also benefit my Chadwick Farms community.

NAME: Brett Blankenship

Briefly introduce yourself. Include background (business, homeowner association or other experience), the number of years you have been a resident, etc.

Resident of Chadwick Farms since Aug of 2018, 2 Children in COX Elementary
I am a Business owner, Facilities Engineering/Management
Possess a deep love for family-friendly atmosphere with reasonable allowance

In which areas do you feel you could make the greatest contribution: architectural control, capital improvement and repair, finance, legal, maintenance, new development, special events or other?

I feel my background promotes traits allowing for the community to flourish in a budget friendly, yet family focused environment.

PLEASE SEE NEXT PAGE FOR ADDITIONAL CANDIDATE

NAME: Jeff Gnade

Briefly introduce yourself. Include background (business, homeowner association or other experience), the number of years you have been a resident, etc.

Greetings, neighbors! I moved to Chadwick Farms in 2015, and was instantly impressed by the caring people that live here. My background is in account and project management, and building the relationships needed for success. I was twice elected to serve as President for an Employee Recourse Group, where I successfully lead 1000+ members. As the family at the center of the "Edgar Saga". I would be honored to give back to the neighborhood that has given so much to us.

In which areas do you feel you could make the greatest contribution: architectural control, capital improvement and repair, finance, legal, maintenance, new development, special events or other?

During my time living here, I have organized community engagement events, facilitated the neighborhood garage sales, and proactively worked with our HOA to address various needs and issues. I would be happy to continue to improve our neighborhood by streamlining processes and improving our shared amenities, while increasing engagement and neighborhood events.