

SEVEN SPRINGS MOUNTAIN VILLAS ASSOCIATION
10 MOUNTAIN VILLAS DRIVE
CHAMPION, PA 15622

STATEMENT OF CANDIDACY

Please accept my statement of candidacy for the Seven Springs Mountain Villas Council.

NAME: DAVE ZIELASKO UNIT # 1A4 YEARS OWNED 17 YEARS

PRIMARY ADDRESS: 3122 Athens Road
Silver Lake, OH 44224

OCCUPATION: Retired

I feel I am qualified for the following reasons:

Current Council Member - strong fiduciary and
communication skills - ability to work with others

BRIEF RESUME:

Editor & Publisher of three trade publications for 35 years.
VP Marketing and Communications for 4 years

The 3 most important goals the Council should strive to achieve:

1. Always keep homeowners at the core of decision making.
2. Upfront Communication
3. Fiscal Responsibility

CANDIDATE SIGNATURE: Dave Zielasko DATE: 9/18/2023

This form MUST BE RECEIVED, via hand delivered, mailed, or emailed, on or before Friday, SEPTEMBER 30, 2023

SEND TO: Seven Springs Mountain Villas Association
10 Mountain Villas Drive
Champion, PA 15622

EMAIL TO: mtvillas7@yahoo.com (Please add to the subject line: CANDIDACY FOR COUNCIL)

Mountain Villas Association Council

Paul G. Rizzo President	Dave Zielasko Vice-President	Babette Guodis Treasurer	Janet Skurmes Secretary	Mark Frankel Council
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STATEMENT OF CANDIDACY

Please accept my statement of candidacy for the Seven Springs Mountain Villas Council.

NAME: Janet B. Skurnick UNIT # 9B4 YEARS OWNED 35

PRIMARY ADDRESS: 112 Stoney Creek Lane

Harrison City, PA

OCCUPATION: Retired from BMPC - Bettis Laboratory

I feel I am qualified for the following reasons:

BRIEF RESUME:

1969-2011: Various technical and management positions in Information Technology,

Computer Security, Program Management, and IT Projects

The 3 most important goals the Council should strive to achieve:

1. Continue to improve our community, strive to continue both cost and work efficiencies and, alongside our Community Manager, work toward initiating overall best practices for the benefit of our Association.
2. Continue to critique our work ethics and, as both improvements and changes are reviewed and implemented, take the responsibility to make our community better every year. All this, while keeping within our approved budget.
3. Work diligently for the benefit of the Association and promote a good working relationship with Seven Springs.

CANDIDATE SIGNATURE: Janet B. Skurnick DATE: 9/28/2023

This form MUST BE RECEIVED, via hand delivered, mailed, or emailed, on or before Friday, SEPTEMBER 29, 2023

SEND TO: Seven Springs Mountain Villas Association
10 Mountain Villas Drive
Champion, PA 15622

EMAIL TO: mtvillas7@yahoo.com (Please add to the subject line: CANDIDACY FOR COUNCIL)

Mountain Villas Association Council

Paul C. Rizzo
President

David Zielasko
Vice-President

Babette Guballa
Treasurer

Janet Skurnick
Secretary

Mark Frankel
Council

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MOUNTAIN VILLAS COUNCIL MEMBER CANDIDACY CRITERIA

At each Fall Homeowners' Meeting, the election of an Association Council member is an item of business. This year, two council seats will be available. The persons receiving the highest number of votes will be elected to a three-year term.

If you are interested in serving your Association as a Council member, please complete and return the statement of candidacy included in this Fall Meeting notice by the due date listed on the statement of candidacy form.

All HOA monthly assessments, special assessments, invoices, and any liens must be paid in full prior to anyone submitting their candidacy or serving on a Committee.

Serving as a Mountain Villas Council member is an important part of the organization and, at times, a difficult and time-consuming job. Without the commitment of members who are willing to serve, the Association could not function. Some of the duties of a Council member are to set policies, adopt rules and regulations governing the Association's properties and facilities, and to review and adopt budgets and assessment fees. Council must hold a fiduciary responsibility to the Association, voluntarily agreeing to carry out the responsibility of serving with the utmost degree of good faith, honesty, integrity, and to act in the capacity of a caretaker of homeowners' rights, assets and well being.

Council Members are expected to read and understand the Association documents and policies. He or she should be objective, bringing no personal agendas to the meetings. You might end up on the opposite side of the opinions of your neighbors, friends, or even your spouse. He or she needs to understand the confidentiality of certain Council discussions and decisions and work with the overall good of the organization in mind. The Council is a policy-making, legislative body and should not get into micro-management. There are many issues to review and constructively deal with and all of this is asked of each member on a volunteer basis.

This is an important position and we would like you to take time to seriously consider the commitment involved.

Regards,

Mountain Villas Association Council

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