



## **Asea Tresp**

**Neighborhood:** Willows

**Length of Residency:** 6 Months

**Have you volunteered on a Power Ranch Committee? If so, what committee and how long have you served?**

No

**Have you ever served on an HOA Board or Committee? If so, please describe.**

No

**Why do you want to be a Power Ranch Board member?**

I am excited to be a new homeowner in power Ranch and would love to get involved in the community, get to know the people in our neighborhood, and contribute my time to help continue the tradition of being a fantastic, sought-after community!

**What are the three most important issues you view for the Power Ranch Association and why?**

Community Involvement - with the adjustments that COVID has caused us all to make in our daily lives, fostering community and maintaining a sense of belonging is more difficult. Keeping the neighborhood engaged and involved through events and opportunities to connect is important.

Fair and Equitable Application of Policies - something I have seen many HOA's struggle with is how to ensure the HOA policies are applied fairly to the entire community to maintain our beautiful neighborhood.

Improvements and Future Growth - as the community is starting to age, ensuring that facilities and amenities are maintained and improved to grow with the community and continue to be attractive to potential new residents.

**What experience or qualifications do you have that would lend strength to being a Board member?**

I have extensive volunteer experience leading large groups through various organizations. I have over 20 years of volunteer experience through Girl Scouts, many of those years as a regional area "president" equivalent position, treasurer, event planner and trainer. I have served for 8 of the last 10 years that my children have been in school as a PTA/PTO board member or committee member in some capacity, currently serving on the PTSO board at Sossaman Middle School. I also have years of experience serving on school district facilities, improvements and budget committees. I am very comfortable working with a team toward a common goal, whether that be in a leadership or support position. I am also a small business owner, and have been for 10 years handling tasks such as marketing, budgeting, bookkeeping, and all of the administration side of a business. I would love the opportunity to serve my community!



## **Curtis Gaither**

**Neighborhood:** Grange

**Length of Residency:** 1.5 Years

**Have you volunteered on a Power Ranch Committee? If so, what committee and how long have you served?**

No

**Have you ever served on an HOA Board or Committee? If so, please describe.**

No

**Why do you want to be a Power Ranch Board member?**

I would like to bring a positive voice to our Community. I would like to work beside the other members of our Community to expand to awesomeness that is Power Ranch. I'd like to make a difference.

**What are the three most important issues you view for the Power Ranch Association and why?**

1. Community, because it is important to me that we not only know our neighbors but grow to love them.
2. Cleanliness, because a clean neighborhood attracts the type of neighbors we all want.
3. Family, because in this busy world we need to make time for those most important to us. And if we could plan family events families would grow stronger and communities would grow closer.

**What experience or qualifications do you have that would lend strength to being a Board member?**

I have been a part of several church plans, I have served in several different areas in the communities I have lived in. I am an AZ native. I am a good listener and a good leader



## GARY WHELCHER

**Neighborhood:** Knolls

**Length of Residency:** 8 years

### **Have you volunteered on a Power Ranch Committee? If so, what committee and how long have you served?**

I have been honored to serve on the Knolls Community Committee the past seven years, and as chairman for five years.

I initiated the formation of the Village Committee and served as Chairman for the first year.

I currently serve on two Board Ad Hoc Committees:

The Well Committee that is working to maintain our water supply into the future - an extremely important project and challenge.

The Barn Renovation Oversight Committee that monitors week to week progress on the modernization of this crown jewel in our community.

### **Have you ever served on an HOA Board or Committee? If so, please describe.**

I served on the Jakes Ranch (Gilbert) HOA Board of Directors for three years (2002-2005), and held the office of President for one year.

I have been extremely privileged to serve you, the Power Ranch Community, on the Board of Directors for the past seven years, and in the capacity of President for the past two years.

### **Why do you want to be a Power Ranch Board member?**

Like you, I have a vested interest in this community to maintain property values and ensure our neighborhood's quality of living. The best way to stay on top of the pulse of how our dues are managed, our community is maintained, and our investment is being protected is to serve on the Board of Directors. I am confident I possess the skills, institutional knowledge, and experience to assist in guiding this association to make good, fiduciary decisions that result in the best interest for all who live here. *My focus is and always will be to put our Homeowners first!*

### **What are the three most important issues you view for the Power Ranch Association and why?**

**Financial Stability:** As Board members, we are given the privilege and the awesome responsibility of managing the community's finances. In Power Ranch, that is a \$3.9 Million yearly budget and a Reserve Fund of \$4.1 Million. As stewards of your money, experience in understanding budgeting and how reserve funding is achieved is of utmost importance. Additionally, it is paramount that we maintain transparency and openness in the financial processing. I look with pride that during my tenure on the board, we have been able to maintain, service, and update all of the infrastructure existing in PR and still keep our HOA Dues amongst the lowest in all of Gilbert, with other communities offering far fewer amenities.



**Infrastructure Maintenance:** This is a massive community (4500 Homes and three apartment complexes) with numerous infrastructure challenges. We have lakes and wells, green space and desert landscapes, buildings and pools, local community parks and numerous play structures. These make up the many faces of Power Ranch. It's imperative that we, as a board, remain vigilant in making sure that all of these items are maintained at the level you have come to expect. My understanding of how the "Reserve" process works has been invaluable in decision making. This becomes critical for any board member as Power Ranch enters its third decade of existence and begins to face a variety of "aging" concerns head on.

Our three most urgent infrastructure concerns are the wells, the lakes, and the landscaping.- The lakes for their appearance, the wells for their functionality, and the landscaping for the beauty of the community. Again, it is vital that a board member have the knowledge to address issues that arise regarding each. After serving almost seven years on this board, I have become well educated and informed on the intricacies involved in the requirements to keep everything running and maintained to *your* standards.

**Community Services:** The character of our community is enhanced by the services that are provided via the direction of the Board. The activities, programs, and special events that are offered are second to none. I will continue to make that a priority.

**What experience or qualifications do you have that would lend strength to being a Board member?**

My career has been one of leadership and service, I have been a teacher, a coach, a sports official, a school principal, a school administrator, and the head of this state's high school sports officials. In those positions, I have recognized the need to listen, to process, and to act in a way that benefits those being served.

As a Board Member, I have been a voice for numerous Homeowners to find positive resolution to issues they have raised.

As Board President, I have navigated this board through a Barn Makeover and the replacement of a Community Manager, both with positive outcomes.

Serving on two different and distinct HOA Board of Directors. I understand and comprehend "Reserve Studies", "Strategic Planning", "Budget Structure", "Missions and Visions" and the need to make decisions for the betterment of a community. I have gathered "Institutional Knowledge" of the PR HOA management structure and how all aspects of this association works. That experience is a *unique qualification* that is invaluable for our community in advancing the Mission and Vision of Power Ranch.

Most importantly, I am a strong believer in servant leadership. We are here to serve the community and maintain a delicate ear (LISTEN!) to the needs and concerns of our residents. It is in that philosophy that I feel extremely and most qualified to continue to serve the Power Ranch Community, and carry forward our "Homeowner Centered" Mission and Vision. I enjoy working for YOU and this community.



## **HEATHER PARKER**

**Neighborhood:** Mountain View

**Length of Residency:** 16 years

**Have you volunteered on a Power Ranch Committee? If so, what committee and how long have you served?**

I have not previously volunteered on a Power Ranch Committee.

**Have you ever served on an HOA Board or Committee? If so, please describe.**

I have not served on an HOA Board or Committee before.

**Why do you want to be a Power Ranch Board member?**

It was suggested to me by some currently seated board members who have had a good experience, and I think it would be a great opportunity to give back to the community in which I have lived with my family for over sixteen years. Power Ranch has been a fantastic place to raise our daughter, and now that she is older, I think it is my chance to help sustain this amazing community in which we live.

**What are the three most important issues you view for the Power Ranch Association and why?**

It is SO important, especially in our current environment, to help foster methods for developing true connections among neighbors within our community, and to promote relationships with our surrounding communities. It is, at its core, what makes us an Association, we choose to live near each other and need to find ways to support each other, even in these challenging times.

Secondly, I think continuing to maintain and enhance the programs we have here in Power Ranch for our residents is key for the Association. It is one of the reasons that draws so many people to our community, as well as holding the value of the homes in our area, which **is important** to anyone who lives here.

Finally, ensuring the future fiscal health of community is key, and while it may seem more mundane to many. It is critical to the well-being and success of everyone in Power Ranch. We need to take care of all that the Association has been tasked with managing for the benefit of all of our residents, and be sure that it will be in great order to enhance the lives of those in the community.



**What experience or qualifications do you have that would lend strength to being a Board member?**

My experience with real estate, drafting and reviewing contracts, as well as planning for businesses and families as an attorney for the last twenty years gives me a skill set that I think would be beneficial to the Board as well as the community.

While I have not previously served specifically on an HOA Board, I do have many years of experience serving as a Board member, as well as holding officer positions in a variety of governing Boards, including non-profits, and service-based organizations, of varying sizes.

My time working as an attorney, as well as being highly involved in school-related groups as my daughter was growing up, has honed my skills in problem-solving and communication, which I think is key to the success of any group of people with a common goal.

I pride myself in being a good listener, and enjoy helping people reach their goals, and in so doing, I have found the need to help people find common ground, and overcome obstacles, which I would imagine might be helpful given the vast types of issues that likely come up for Board members.



## **JAMES KOENIG**

**Neighborhood:** Village  
**Length of Residency:** 14 years

**Have you volunteered on a Power Ranch Committee? If so, what committee and how long have you served?**

No.

**Have you ever served on an HOA Board or Committee? If so, please describe.**

No.

**Why do you want to be a Power Ranch Board member?**

I would love to be a representative and a voice for those who might not be heard. I believe there are many residents that are falling through the cracks because they don't match the income and demographic of a typical Power Ranch resident. Also, we've lived here almost 15 years, I think it's time that I give back to our great community through service on the board.

**What are the three most important issues you view for the Power Ranch Association and why?**

- 1) There needs to be a voice for the residents who are struggling financially. I believe it's a larger amount of residents than probably assumed.
- 2) I would like to provide creativity and new ideas for fun ways we can connect and encourage all our residents.
- 3) I also believe that there is a bit of insensitivity to residents by the HOA. I would like to help change that in a positive way.

**What experience or qualifications do you have that would lend strength to being a Board member?**

- I own my own business, so I am very organized and know how to handle small and large projects.
- I am very good at bringing the best out in teams and individuals.
- I am extremely hard-working and put my best into everything that I do.
- I have lived in Power Ranch for just shy of 15 years, so I know the community.
- I am an artist and designer, so I believe I can bring a great design and creativity sense to the board.
- My wife and I love to serve people. It's important to us to make every person feel special and well taken care of.



## **JARED FLOWERS**

**Neighborhood:** Orchards

**Length of Residency:** 5 years

**Have you volunteered on a Power Ranch Committee? If so, what committee and how long have you served?**

Not on a neighborhood specific committee. However, when my children were at Power Ranch Elementary, I served on the PTO and worked with Power Ranch on several collaborative events.

**Have you ever served on an HOA Board or Committee? If so, please describe.**

I have never served on an HOA Board or Committee. I have served on countless committees in my role as Vice President of National Restaurant Consultants. I have worked with State and national Boards and Associations as well as worked on bi-partisan groups to help push legislation for the restaurant industry.

**Why do you want to be a Power Ranch Board member?**

Having lived in Power Ranch for 10 years, I believe this is truly one of the best communities in the Valley and want to do my part to help support the continued growth and stature of our neighborhood. I feel like my ability to work with folks of all political affiliations as well as my ability to see both perspectives gives me an added value to the team.

**What are the three most important issues you view for the Power Ranch Association and why?**

Fiscal Responsibility – Clearly we are still a business and need to do what is fiscally responsible and that will not always make everyone happy. At the same time, if we are transparent and compassionate when dealing with residents, I truly believe that the masses will agree that we cannot always complete every task we would like to but will do everything we can to keep power Ranch an A+ community.

Consistency with Policies – The landscape, parking, façade, trash and park use policies seem to differ from one subdivision to the next. I would like to dig into why this is and how to bridge the gap as a liaison for all residents.

Work to build a better relationship with Gilbert P.D. in order to better combat street parking, vandalism, cars cruising for porch theft, drug and alcohol training for parents of school age kids, speeding in our school zones, etc.

**What experience or qualifications do you have that would lend strength to being a Board member?**

As a leader in the U.S. Navy I learned a lot about collaboration. This gave me the tools to grow my career as a leader in the restaurant industry. I have worked with, consulted for or built many restaurants. Working with companies with over 100 employees as well as city officials, inspectors, contractors, regulatory commissions, etc. have proven my ability to be assertive and collaborative at the same time. I also, have consulted on over 50 multi-million dollar budgets. My ability to analyze profit and loss statements are second to none.

I have been married to my lovely wife Michelle for 19 years and have three amazing children 16, 13 and 13. We love this community and want to do our part to help support its continued success.



## JENNIFER ROTTA

**Neighborhood:** Meadow View

**Length of Residency:** 4.5 years

**Have you volunteered on a Power Ranch Committee? If so, what committee and how long have you served?**

No, I have not. I am looking to become more involved in this beautiful community.

**Have you ever served on an HOA Board or Committee? If so, please describe.**

I have not yet had the opportunity to serve on an HOA Board or committee. I look forward to joining other passionate individuals to help create an even more loving environment for homeowners.

**Why do you want to be a Power Ranch Board member?**

Living in Power Ranch over the past four and a half years has shown me the importance of community and the value each of add to our individual neighborhoods and the community as a whole. I strive to be part of the positive impact to help ensure our community stays pristine, safe and enjoyed for generations to come. The work put in today, impacts those for tomorrow.

**What are the three most important issues you view for the Power Ranch Association and why?**

There are many issues that are important for the association; however, there are three issues which are more prominent than others. Three issues I will touch on are safety, community care and financial responsibility.

Safety: Within our borders of Power Ranch, safety should never be an issue. There have been far too many safety concerns, especially over the past year. One safety issue is simply one too many. As an HOA Board member, safety will be my number one priority. We must work together to fight against car break-ins, destruction of green spaces and other preventable concerns.

Community Care: Power Ranch is a vibrant community consisting of neighborhoods full of absolutely amazing people. People are what make Power Ranch such a beautiful place to live. I would love to see our community become more inclusive to the elderly and those who might need extra care. Community Care is also about bringing people together and in order to do so, the association must be as communicative as possible on varying formats to the homeowners. The homeowners are the backbone of the community and as such, should have a resounding impact on any changes made within the community.

Financial Responsibility: I love my home and my wonderful neighbors. I would love to live here past the age of retirement, but this means being able to afford the HOA fees. Over the past two years, HOA fees have increased and for what reason? As an HOA board member, I will be very strict on how money is spent and why it is spent. Homeowners should not have to pay for HOA mistakes or unforeseen circumstances. There must be an emergency fund to cash flow so-called unforeseen circumstances. Financial responsibility is an area I am extremely passionate about both in private finances and public finances.

**What experience or qualifications do you have that would lend strength to being a Board member?**

A board member must be decisive, kind-hearted and transparent. As one who used to work in a corporate setting, I have learned the importance of being decisive. Meetings are only valid if specific action is a result. Decisiveness means being able to make the tough decisions after weighing all the pros and cons and what ifs. It is vital to get the job done and the job done well.



Throughout my years as a corporate trainer, I traveled to many different areas of the world including Europe, the Middle East and South America. Throughout my travels, I learned the importance of one voice. The one voice being the one who is speaking to me. Each and every person within our community has an important voice and a voice that must be heard. Having a kind-hearted nature means listening to the homeowners to create a better tomorrow.

Transparency is vital for any organization to thrive. Transparency means being honest, being of good character and integrity. I was never willing to lie to make a sale. It is vital that each relationship is built on trust, that trust builds and builds and overtime a deep, lasting bond is created. I believe I am that individual to help create that trusting and everlasting bond rooted in transparency and honesty which connects the HOA to the homeowners.



## LISA RICH

**Neighborhood:** Vineyards

**Length of Residency:** 9.5 years

**Have you volunteered on a Power Ranch Committee? If so, what committee and how long have you served?**

I have been a resident of Power Ranch for almost 10 years, I have served on the Design Review Committee and have been a facilitator of Power Ranch Gives for many years.

**Have you ever served on an HOA Board or Committee? If so, please describe.**

While serving on the DRC (Design Review Committee) I was able to work with others in my community to achieve a common goal. I was also able to really dive into the by-laws of our community. It was an enlightening experience and made me really appreciate how hard all of our community members work and how much time our HOA team puts into our community.

I have also had the opportunity to work with the HOA as one of the facilitators of the Power Ranch Gives Group. We have been given the opportunity to collect donations for various nonprofit groups and really make a difference. Our community has been very generous and I look forward to facilitating that group for years to come.

**Why do you want to be a Power Ranch Board member?**

I would like to become a Power Ranch Board member because I feel like I'd like to be part of the bigger picture here in the community I love. I like the idea of gathering ideas from neighbors and others in the community to make where we live a beautiful place.

**What are the three most important issues you view for the Power Ranch Association and why?**

One issue I'd like focus on is our sense of community. This has been a very strange time in all of our lives and we could all use a little more kindness and community. As things become more "normal" I'd like to help with community involvement and safe gatherings to bring us all back together. Secondly, I think that our social media presence needs to be kinder. There is so much negativity in our world that it would be nice to showcase of the many kind things that are happening every day in Power Ranch. Finally, I think it is important that we continue to keep all of our common areas beautiful. For me, this was a huge selling point when we bought our house in Power Ranch.

**What experience or qualifications do you have that would lend strength to being a Board member?**

I have served on many committees over the years. I was on the board of the PTO at my kid's school for 5 years, holding various positions such as Vice President. I am a decision maker, I like to hear all sides of an argument but feel very confident when making important decisions. I stand by those decisions. I look forward to having the opportunity to serve Power Ranch as a member of the Board of Directors.



## **RAY CIOE**

**Neighborhood:** Knolls

**Length of Residency:** 6 Month Resident,  
Have owned for 3 years

**Have you volunteered on a Power Ranch Committee? If so, what committee and how long have you served?**

I have not volunteered on a Power Ranch Committee.

**Have you ever served on an HOA Board or Committee? If so, please describe.**

I have not served on a HOA Board of Committee.

**Why do you want to be a Power Ranch Board member?**

To learn more about my community and help find a way to make it a better place to live.

**What are the three most important issues you view for the Power Ranch Association and why?**

Budget, Building a stronger community and Keeping Power Ranch as one of the Best places to live and Keeping the Community Safe.

**What experience or qualifications do you have that would lend strength to being a Board member?**

I have 20 plus years in Management and Customer Service experience I also have seven plus years Sales Training experience. I have no problem taking orders or suggestions without having to plead my case and the ability to smooth over many situations with incredible listening skills.



## **STEPHEN WHITWORTH**

**Neighborhood:** The Orchard

**Length of Residency:** 3 years, 10 months

### **Have you volunteered on a Power Ranch Committee? If so, what committee and how long have you served?**

I have served on the Design Review Committee for approximately 1.5 years.

### **Have you ever served on an HOA Board or Committee? If so, please describe.**

I currently serve on the Power Ranch Design Review Committee. While I have not previously served on an HOA board, I have and continue to be involved on boards for the Foundation for Blind Children (previous), the Central Arizona Society for Healthcare Engineering (previous) and the Phoenix Children's East Valley Foundation board (current). I have an in-depth and hands-on understanding of how to contribute and add value through collaboration at the board level.

### **Why do you want to be a Power Ranch Board member?**

An HOA board makes decisions and manages risk to the community in the best interest of all association members. Power Ranch is my home and community and I have a vested interest in maintaining the high standards for all to enjoy for generations. I want to be an advocate and good steward for all community members that share this same vision.

### **What are the three most important issues you view for the Power Ranch Association and why?**

1. Rising costs and dues. Our dues are pretty reasonable for a community of our size and the amenities available to the residents and we should keep it that way. We have to closely monitor and manage costs and spending, do our due diligence with contracted services to ensure we are getting the best 'value' for the community. We need to resist the urge to hit the 'easy button' and becoming complacent.
2. Maintenance and management of grounds and amenities. Our grounds and amenities are wonderful. The best approach we can take is one based on a foundation of preventative maintenance. While this does cost some money today, it will reap rewards by saving lots of money down the road for major work or replacement.
3. The quality and continuity of our neighborhoods. We must strive to keep up the great look of our community and make decisions with regard to aesthetics in the best overall interest of the community, not a few individuals. Our 'curb appeal' protects our investment and enjoyment.



**What experience or qualifications do you have that would lend strength to being a Board member?**

In my role as president of a large Arizona based, employee-owned commercial construction firm, I am experienced in managing and mitigating risk and managing expectations of our employee-owners, clients and other stakeholders. Managing these same issues for the good of our community and my fellow members is an expertise I can bring to the board. As well, I have experience on several community and professional association boards which has given me the experience in decision making and guidance for the membership at large. My experience in leading a business has not only given me the ability to understand and interpret detailed financial, contractual and legal information, but just as importantly the ability collaborate and bend where necessary to find a middle ground and a win-win for all.