

## Candidate Statement

My name is Valerie Tingley and I am running for re-election to the Heritage Ranch Owners Association (HROA) Board of Directors. It has been my privilege to serve you over the past four (4) years and with the passage of SB323 in October 2019, which eliminated Director term limits, I would be honored to continue to do so!

I am proud to have had the opportunity to represent the membership for the last four years, the first year as Secretary, my second and third year as President (with one year as Acting General Manager) and this year as the Secretary and Vice President. Additionally, I have served as both the Chair and Vice-Chair of the Finance Committee throughout my tenure on the Board. I have dedicated my time and energy to working alongside my fellow board members, our staff, committee volunteers and community partners to bring direction to our fiscal health, transparency in communication and improvements in the overall condition of the Association and its amenities. I believe we have worked together in positive ways to make Heritage Ranch a community to have pride in – and I pledge to continue this work so that we continue to flourish in the future.

My experiences in non-profit service through the Junior League of San Jose (an international women's philanthropic and service organization dedicated to improving the community through civic involvement) and as a board member of Rebuilding Together Silicon Valley (a national chapter organization ensuring seniors and low-income homeowners stay in their homes safely) has helped me build cooperation and consensus from our membership including budgeting, planning and operations and the revitalization of our everyday functions.

My goal for the Association continues to remain the same: honor the roots and core values of our community while acknowledging the diverse growth that encompasses our membership today. I have helped play an integral role in the modernization of Heritage Ranch – starting with hiring a highly qualified General Manager who has helped guide the Association into the 21st century. This additional leadership has ensured that we are compliant with the myriad of local, state and federal laws that govern home owners associations and best practicing for daily operations and Board governance. We are not the same loosely organized co-op of homeowners from the 1970s, but a thriving community that's make-up includes many full time residents and families, from all walks of life.

During my service to the Association, I have worked alongside my fellow board members, management and staff to upgrade our amenities in sustainable, long term ways, including utilizing subject matter experts and reserves analysts. Our pools, which were many years overdue for work, have been resurfaced and brought into code compliance, new playground facilities that meet federal standards have been installed, our tennis courts have been reconstructed by professionals in the field, and our new basketball court will be up and functional by the end of the summer.

Looking forward, I see the next two years as growth years for Heritage Ranch. With major roadwork projects to undertake, continued amenities repairs and improvements, additional tract construction oversight, governing documents modernizations and restatements, and legacy land use issues, now is the time for leadership stability and teamwork. Our strong financial position including a comprehensive Reserve Study, coupled with solidly working committees and departments and added member engagement, positions us to take the next steps into our future.

As a member of the Heritage Ranch Owners Association, I am proud of the direction we are taking as a community. We are financially sound and continue to grow our Reserves year over year. Working closely with the other board members, our professional staff and the community will continue to be a touchstone for how I represent our membership. I know that we will not always agree on how to move forward, but I pledge to you that the decisions I make will always be based on what is legal, ethical and best for Heritage Ranch. I would be honored to serve an additional term as a member of the HROA Board of Directors. Through community, common goals and cooperation, we have the ability to make Heritage Ranch a thriving home for us all. Thank you for your consideration. I ask for your vote in the election.