

ARBOR HILL OWNERS ASSOCIATION

CANDIDATE STATEMENTS

CORY ORNELAS – I am eager to serve on the Arbor Hill Owners Association Board of Directors to contribute my skills and experience toward the betterment of our community. As a Computer Studies professor at MiraCosta College, I have extensive expertise in technology, problem solving, critical thinking, and effective communication. With a strong background in education and leadership, I have experienced managing complex projects, working collaboratively with diverse groups, and making data-driven decisions.

Since I have lived in the community, I have realized that we need to invest our time and resources in projects that will make up for years of neglect. I want to create a new culture between board members and homeowners to foster a well-maintained, financially sound, an inclusive community. My goal as a board member would be to enhance transparency, improve community engagement, and leverage technology-driven solutions to streamline processes and improve communication so we can make collective decisions to improve to the property. I believe my expertise and dedication can help ensure that the community starts to make the necessary renovations that will help build equity and a well-maintained property.

ANTONIA SEP – Running for re-election after serving on the board for the last year. I care deeply about community and see the full potential at Arbor Hill. I have ten years of experience in money management and banking and can be trusted fully to make responsible financial decisions. I also have years of experience in property management as well as construction and renovation.

ALMA VILLA – I care about where I live and am interested in making a positive difference on the appearance. I am an accountant and could bring analytical, negotiation, and strategical skills to the tables. I also have a great eye to make good judgment on colors to improve the appearance of the buildings - to improve market prices for our condos.

MELINDA WYATT - Resident owner since 2003. Board member 2021 to present. My major priorities are our Finances, the Structural Integrity of the buildings, and preserving the Landscaping. I am committed to improving the quality of life here for all residents, the value of our investment as owners, and to seeing that all are treated fairly and with concern. Have been actively involved in my responsibilities here including...annual budget creation, crafting of the Special Assessment proposal, proper recalculation of dues to align with our CCRs, conducted the search for new management when A&P left, initiated requiring full board review and approval before adjudging violations, regularly meeting onsite with vendors, monthly walkthroughs with management, and attending all board meetings. Member of the two Board teams that have taken on renovations to AH. Repairs and upgrades long neglected are now happening. Mailboxes replaced, balconies repaired and rebuilt, replacement of the wooden fascia and repairs to the roof edges will begin across the property in the next several weeks. I care a lot about Arbor Hill. Board duty is very time and headspace consuming, but this is my home and my major investment. I am willing, happy, and eager to continue to work towards the reclamation of our property. I respectfully request your vote. Thank you, Melinda Wyatt.

END OF CANDIDATE STATEMENTS
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