



WELLINGTON

9700 WELLINGTON ROAD, MANASSAS, VA
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BIOGRAPHICAL INFORMATION WELLINGTON COMMUNITY ASSOCIATION 2018 BOARD VACANCY

Important: This form is available in word format by contacting the on-site office. Information provided on this form will be published as received for distribution to the association members along with the election ballot.
Only the original signed form or, faxed PDF forms with original signatures in can be considered valid nominations.

Please Print

Candidate's Name: **Dennis W. Bucher**

Address: **Flowerden Lane, Manassas, VA 20110-6636**

Telephone: (Day): Evening: e-mail: Kingbuchi@aol.com

Biographical Information: I feel I have the perfect background to assist in the Wellington Homeowners Community transition. I have been a licensed state of Florida Community Association Manager, guiding and implementing the day-to-day operations and requirements, as well as the capital expenditure, reserve and funding projects of the communities I have managed for the past 38 years. I retired last year and feel I can use that vast experience to be an integral part of the Wellington Board of Directors re-structuring. The great part of my career was spent managing homeowner, condominium and cooperative communities, typically with budgets well over a million dollars. No project was too big to handle, and I oversaw many projects with price tags over \$30M. I and my wife, Michele, (also a licensed community association manager) moved to this area to be with our wonderful daughter, her husband and beloved grandchildren.

Reasons for Wishing to Serve on the Board: I am a new homeowner in the Wellington Community (7 months) and am distressed at the amount of 'political' in-fighting on the Board of Directors. While everyone has a right to disagree, there is a proper (and improper) way of going about having an opinion on any given topic or situation. Believe me, I do understand that the Board of Directors is made up of community volunteers, who give their time, experience (personal and business), as well as passion and desire so that this community can be a star among NOVA associations. But that must be tempered with what the Federal and State statutes and the governing documents of the Association allow. Look at it this way, your governing documents, along with the Rules and Regulations are the basic standards for this (or any) community. Your Directors should always reach above those standards, including but not limited to: transparent communication, integrity in their fiscal and fiduciary duties as Board Directors and corporate officers of this community, and certainly as a representative of the property owners to always find and administer the ways and means to protect the investment of each and every homeowner in Wellington. Being a new resident, I have no political attachments to any 'side'; I have no knowledge of favored contractors, because I know very few. I know how to write specifications, go out for RFP's (Request for Proposals), interview and hire the contractors that would benefit Wellington, without preference or prejudice. Let my experience be used to help us all.

Issues of Particular Interest: I truly believe that presentation is everything. During my career, I focused on first impressions ... the landscaping, the groundskeeping, building upkeep and the amenities. Also, because of my long management experience, I would like to be a good liaison with the Association Manager/Management Company.

Signature of Owner Seeking Nomination: <u>Dennis W. Bucher</u>	Date: <u>10/29/18</u>
<u>Mark Warner</u> Signature of Owner of Lot	<u>9404 Flowerden Lane</u> Address (in Association) Date: <u>10/29/18</u>
<u>McCarthy H. Hergen</u> Signature of Owner of Lot	<u>10215 Danbury Ct</u> Address (in Association) Date: <u>10/28/18</u>
<u>Chris Null</u> Signature of Owner of Lot	<u>9408 Flowerden Lane</u> Address (in Association) Date: <u>10/28/18</u>