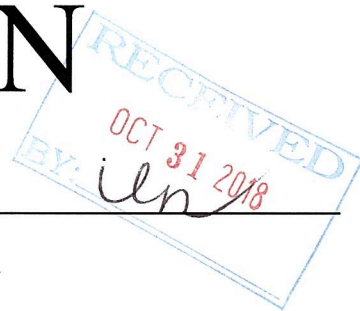


# WELLINGTON

9700 WELLINGTON ROAD, MANASSAS, VA  
(703) 330-5019 • FAX: (703) 331-1335



## 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: Len Kuwalik

Address: [REDACTED] Thistlewood Court

Telephone: (Day): [REDACTED] Evening: [REDACTED] e-mail lkuwalik@hotmail.com

Biographical Information: Please see attachment

Reasons for Wishing to Serve on the Board: Please See attachment

Issues of Particular Interest: Please see attachment

Signature of Owner Seeking Nomination;

[Signature]

Date:

10/31/2018

Signature of Owner of Lot

Address (in Association)

Date:

[Signature]

10239 Bethany Ct

10/30/2018

Signature of Owner of Lot

Address (in Association)

Date:

[Signature]

10916 Thistlewood Ct

10/30/18

Signature of Owner of Lot

Address (in Association)

Date:

[Signature]

9413 FLOWERDEN LN

10-30-18

# Wellington Candidate Biographical Information

## **Biographical Information:**

I have been a Wellington resident since July 1997. I am a semi-retired accountant who worked in the government contracting area for over 20 years. I am married and have one daughter and one granddaughter.

## **Reasons for Wishing to Serve on the Board:**

It is my opinion that the current Board of Directors of the Wellington Homeowners Association is not conducting the business of the Wellington HOA in a manner that is beneficial to all the homeowners of Wellington. Therefore, I have decided to seek election to the Wellington Board of Directors.

## **Issue of Particular Interest:**

### **Spending:**

It is my opinion that our board is spending large amounts of money and the return on this spending is not bearing fruit. We have spent a fortune on our pool and clubhouse in recent years and there has been no return on that investment in our home resale prices. In fact, home sales have been stagnant.

Why did Wellington stop requiring three bids on HOA projects? All projects in excess of \$1,500 should be put out to bid with a minimum of three bids being reviewed for each project. I also believe the HOA should not enter into any business agreement with a company owned by any immediate family member of those serving on our board or ARC committee. We should not use companies that a board member and/or an arc committee member work for.

### **Sensible Management:**

It is my opinion that we are not being served well by our current management company. It is my opinion that it is time to put our management contract out for bid. The next management contract should allow the company we hire to determine the compensation rate for their employees. Our board should not be determining compensation for positions we contract out for. Our board should have no input on a contractor's hiring decisions. If the board or community is not satisfied with the job performance of the person the company assigns to our community, the company should be notified and a change made by the company.

I am concerned about the lack of transparency from our board. I have lived here for over 20 years and this BOD is the least transparent that we've ever had. It appears that most board business is conducted via e-mail. Discussions and decisions regarding community matters are done via e-mail. During the meeting, votes are taken without public discussion from the board members and extremely limited input, if any, from residents. I realize that we live in an electronic age, but the homeowners of the community need to be informed about board member discussions and the reasoning behind their decisions.

### **Community Events**

Wellington used to have a sign for posting upcoming community events at the corner of Wellington Road and Clover Hill Road. It is my opinion that we need to replace that sign with an electric sign. The Wellington website and Nextdoor are not reliable sources of information for upcoming events. Having an electric sign to post community information would be beneficial to the entire community.

### **Quarterly Meetings**

It is my opinion that our board meetings are not well attended by the residents due to work schedules and family commitments. The three minutes allotted during resident forum is often inadequate to address the resident's concerns. I propose that board members be available on one Saturday a quarter, for a specified amount of time, to meet with residents at the community center. This could be an open forum where residents could bring their concerns and questions to board members. Not all board members would need to be present since it is not a meeting where votes would take place.

### **Scholarship**

Years ago, for a few years, the Wellington Community gave a \$1,000 scholarship to a senior residing within the Wellington Community. I would like to see this program started again, with one scholarship for \$1,000 being given to a graduating senior residing within the Wellington Community.

If you would like to discuss any of these concerns or your own concerns, please contact me at [lkuwalik@hotmail.com](mailto:lkuwalik@hotmail.com).