



2018 ANNUAL MEETING

TUESDAY, NOVEMBER 13, 2018

7:00 P.M.

CIBOLO CREEK COMMUNITY CHURCH

30395 Ralph Fair Road

All members of FORHA are encouraged to attend the Annual Meeting or submit the enclosed Proxy/Ballot.

A Quorum of members, either in attendance or by proxy, is required to conduct the meeting.

Your participation is important! Read how to vote on the next page!

Important Homeowner Notice

Board to Vote on Possible Assessment Increase on October 2nd

After careful consideration of the funds needed to cover our operational expenses and to improve and maintain our two Parks, the FORHA Board will vote on a proposed annual member assessment increase of \$75 per household and \$37.50 per lot on **October 2nd, at 7:00 p.m. at Cibolo Creek Community Church**. The proposed effective date for the increase is January 1, 2019.

The proposed increase is necessary to:

- Maintain the common areas (2 parks & 11 miles of trails)
- Improve the quality and condition of our two parks
- Meet increasing insurance and legal costs
- Continue support for all our community outreach efforts and activities
- Maintain all office services to support our membership

As provided in FORHA's Bylaws, the purpose of annual assessments is to promote the health, safety, welfare and recreation of the residents and for the improvement and maintenance of the common areas. The improvements planned for Boots and Vestal Parks are being guided by the Parks Master Plan located on the FORHA website (forha.org) under Parks & Trails tab. If you would like to provide input on this plan, please take the Parks Master Plan Survey that was sent to all household emails in the FORHA database. The survey period ends on September 25th. If you did not receive the survey or don't have electronic access, please visit the FORHA office during business hours (8:30 a.m. – 4:00 p.m., Monday - Friday) to use a designated computer to take the survey. The results of this survey will provide guidance to the Parks Master Plan and the proposed assessment increase.

NOTE: If the proposed assessment increase vote passes, the Board will vote to approve the 2019 proposed budget at the October 2nd meeting. If the Board does not approve the assessment increase, there will be a special meeting scheduled for October 4th in the FORHA office where budget expenditures would be reduced to match revenue resources.

2018 Annual Meeting Agenda

- ☞ Call to Order
- ☞ Board & Candidate Introductions
- ☞ Approval of Minutes
- ☞ Proof of Notice & Proof of Quorum
- ☞ Election Procedures
- ☞ President's Report
- ☞ Communications Report
- ☞ Financial Report
- ☞ Parks & Trails Report
 - 2018 Activities
 - 2019 Planned Projects
 - Parks Master Plan
- ☞ FORHA Announcements
- ☞ Adjournment

2018 Board of Directors

Carolyn Knopf, *President* *
Debra Grandjean, *Vice President*
Frank Chesworth, *Secretary*
Tom Jaster, *Treasurer*
Jonathan Cluck
Beki Hutchison
Kristen Koroncok *
Ken Nichols *
Mike Saletta

* Term expires in 2018

HOW TO VOTE



IN PERSON: Proxy/Ballot may be submitted at the annual meeting.



BY MAIL: Proxy/Ballot enclosed. Ballot must be received by the FORHA office no later than 3:00 p.m. on Tuesday, November 13, 2018. You may submit a proxy/ballot and later choose to attend the meeting in person, in which case any in-person vote will prevail. The FORHA office is located at 7286 Dietz Elkhorn.



ONLINE: Voting is available on the FORHA website, www.forha.org, under the annual meeting tab.



RESULTS: Counting of ballots and verification will be completed by **FRIDAY, NOVEMBER 16, 2018**, and results will be posted on the FORHA website, www.forha.org.

(By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these elections when the meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend the meeting in person. **You may submit a proxy/ballot and later choose to attend the meeting in person, in which case any in-person vote will prevail.**)

2019 DIRECTOR NOMINEES

SARA FEDERICO

Since moving to Fair Oaks Ranch in August of 2010, Sara and her family have been amazed by the wild life and the natural surroundings of this community. Her husband and two sons (17 & 15) love exploring the trails and fishing near the dam. They feel fortunate to live within walking distance of Boots Park and the beautifully preserved nature trail. Nothing excites Sara more than the feeling of “I am home” as she drives under the oak tree canopies.

Sara has been in the “business” of health and wellness her entire career. As a registered dietitian, she has been employed in hospitals, nursing homes, fitness centers and currently as a Renal Dietitian for Davita Dialysis in Boerne and Westover Hills. Sara’s career as an RD has been to educate, redirect and encourage people to make the best choices possible for optimal health. She believes an environment where outside activity and the accessibility is essential for one’s health across all age groups.

Her passion to give back to our community as well as a desire to mobilize youth (including her sons) away from excessive technology led her to form a volunteer group called “Friends of FOR Parks, Rec & Trails”. Just in the past five months they have undertaken 3 volunteer activities. They have worked on everything from trash cleanup along Cibolo Creek (1.5 miles and 20 bags of trash) to assembling picnic tables and benches. Sara is convinced that our young volunteers will be shaped in a positive way through these experiences of “giving back” and experiencing nature.

CAROLYN KNOPF

Carolyn is seeking a second term on the FORHA board, and has been serving as FORHA’s President for two years. In her tenure, she has improved business processes, streamlined operations, improved community outreach, and has helped stand up new communication channels. She most recently has been overseeing the creation of a more user-friendly website. For the past four years, Carolyn has been the administrator of the FOR Community Town Hall on Facebook, a citizen forum for residents of Fair Oaks Ranch. She dedicates approximately 15 hours weekly of service to the community, and cares deeply about preserving Fair Oaks Ranch for future generations.

Carolyn is a native Texan who grew up in El Paso, daughter of an Army war veteran and a Civil Service employee. She is a Lead Experience Owner for USAA Federal Savings Bank, and works with members worldwide and oversees external call centers. Her tenured career at USAA has provided her valuable experience in strategic planning, internal and external communications and operational budget management. During her 20+ year career with USAA, Carolyn has served in a variety of management positions in strategy, product management, marketing, social media and digital, including helping launch usaa.com.

Carolyn holds an MBA with a concentration in Finance from St. Mary’s University and holds a Bachelor of Science degree in Journalism from Texas A&M University in College Station. She holds the Certified Product Manager designation, and is a former registered stockbroker.

A 14-year resident of Fair Oaks Ranch, Carolyn has lived in Deer Meadow Estates, Front Gate, and Stone Creek Ranch. She, her husband Kris, and their three children, Ericsson (Senior, Boerne Champion), Kailyn (Sophomore, Boerne Champion) and Ian (8th, The Winston School) love living on the Ranch, along with their beloved dogs.

Director nominees continued on next page

2019 DIRECTOR NOMINEES

KRISTEN KORONCZOK

Kristen currently serves as a Director on the FORHA Board and is seeking re-election. Kristen desires to continue her Director position on the FORHA board because she wants to see smart growth and continued stewardship of this beautiful community. She believes in keeping the small rural charm and strong sense of community.

Kristen has lived in Fair Oaks Ranch for almost 3 years. She was born in Chicago and grew up in Florida. She came to Texas in 2002 and has had the pleasure of living in Houston, San Antonio, Austin, Marble Falls, and Tomball. It was almost 3 years ago that she and her husband decided to call Fair Oaks Ranch home. Kristen's husband of 13 years, Steve, grew up in the Fair Oaks Ranch/Boerne area. Over the past 15 years she has watched the community grow and change. Kristen has 2 elementary school aged boys and a daughter in preschool. The family is involved in coaching 19 Flag football and Boerne Little League, as well as soccer and dance. Kristen and her family are members Messiah Lutheran Church, where she also works as a teachers aid in the Kinder Prep classroom. She also serves on the Van Raub Elementary PTO Board.

Kristen is a graduate of Florida State University with a BS degree in Interior Design. She has had the pleasure of working in both residential and commercial design, working for both custom and production builders, as well as the Walt Disney World Resort.

RICHARD MORRIS

Richard Morris lives in Deer Meadows Estates with his wife Janet and their two dogs Rascal and Hope. He feels it would be an honor to serve on the homeowners association. He is uniquely qualified for this position based upon education, background, and real life experience which includes over thirty years as a successful trial attorney.

Richard graduated from the University of California at Los Angeles (UCLA) with degrees in Physical Education and Law. He also has a Master's Degree in Political Science from California State University at Long Beach. Richard believes that harmony and congeniality are keys to a successful organization. He has proven leadership skills with an extensive history of managing a large corporation. He has demonstrated ability to make complex and timely decisions and is well rounded with his background in sports.

Richard was the Senior Managing partner of Mullen and Filippi, LLP a statewide California law firm with well over 100 attorneys and an annual budget of over ten million dollars (\$10M). He specialized in providing legal guidance to public entities and, as a trial attorney has taken over 75 cases to jury verdict.

His other real life experiences include: Serving two tours with the Air Force in Viet Nam as a forward air controller; over thirty years officiating College and High School Football and Basketball games; eight years on the Board of Directors for one of the largest park Districts in Northern California, Cordova Park and Recreation District. He was recently on the Board of Directors for the Fair Oaks Ranch men's golf association and is currently a Member of the Board of Directors for the Leon Springs Volunteer Fire Department.

Introducing our new look!

We're happy to announce that FORHA has a new logo and website! Simply visit forha.org to check it out. You now have access to online voting for the annual meeting, and coming soon will be the ability to pay your assessments online as well as to view an improved resident directory. The site will also include FORHA news, events and volunteer opportunities.

To get started, please register at forha.org and enter this community code: **F17A0136** as well as your account number listed below the barcode on the address panel of this notice (see example below). Please make sure to update your email and phone number to receive the latest news.

WHERE TO FIND YOUR ACCOUNT NUMBER

Look on the backside of this page to find your account number located near your name and address, as shown in the example to the right.

EXAMPLE



****AUTO**ALL FOR AADC 780

ACCOUNT # HERE

RESIDENT NAME

123 ANYWHERE STREET

FAIR OAKS RANCH TX 78015

Fair Oaks Ranch HOA
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015



**Ballot & Important Notices
Enclosed!**

COMPANY NAME
STREET ADDRESS
CITY, STATE 00000

Upcoming Community Events

Food Drive Benefiting Hill Country Daily Bread

A food drive will be held the entire month of November. Please bring a canned food item or non-perishable item such as boxed foods, peanut butter, kid friendly packaged foods and cereals for our food drive benefiting Hill Country Daily Bread Ministries in Boerne. Items can be dropped off at the FORHA office, 7286 Dietz Elkhorn, Mon – Fri, 8:30 a.m. to 4:00 p.m.



Visit with Santa: Sunday, December 2, 2018



Santa is coming to Fair Oaks Ranch!
Sunday, December 2, 2018
3:00 p.m. at the FORHA Office (7286 Dietz Elkhorn, near City Hall)

Bring your kids for a “Visit with Santa” at 3:00 p.m. at the FORHA Office! Refreshments will be served. Come enjoy the festivities with your family and friends!

Shred Day: Saturday, April 6, 2019

Start planning now for the Shred Day scheduled for Saturday, April 6, 2019. FORHA and the City of Fair Oaks Ranch are hosting the shred day to provide a residential shredding service to all Fair Oaks Ranch residents. Residents can bring up to 4 containers (not to exceed 30 lbs each). Please use plastic garbage bags for your documents. Because the shred contactor cannot shred or remove cardboard boxes, you will need to leave with the same number of boxes that you bring. Staples do not have to be removed; however, CDs and 3-ring binders are NOT accepted. The bonded contractor guarantees confidential destruction. There is no cost to the resident for this service. GVTC is sponsoring the event and covering the cost.

