

Oak Creek Club Membership 2024 Annual Meeting and Election

September 9, 2024

Dear Oak Creek Club Homeowner,

The 2024 Annual Meeting of the Oak Creek Club Homeowners Association members will be held **virtually** on **Tuesday, October 8, 2024, at 6:30 pm.**

The primary purpose of the meeting is to announce the results of the 2024 Oak Creek Club Board of Directors election, which will be held electronically via Vote HOA Now and paper ballot (enclosed), with voting to conclude on October 4, 2024, at 5pm. There are three (3) open Board seats, each with a two (2) year term. The winners of the election will be the three (3) candidates who received the highest number of votes.

There are eight (8) homeowners who have volunteered for these positions. Candidate Forms and Nominating Petitions for the candidates are enclosed. They can also be downloaded at <https://www.oakcreekclubhoa.com/elections-committee/>.

Candidates for the Board of Directors Election:

Kip Banks
Julian Brown
Patricia Dowtin
Dr. Lenora Gant

Suzann King
Keith Pierce
Vincent Sanders
Aaron White

To register to attend the Annual Meeting, please use the link you received via email or text. If you have not received the link, please email assistantmgr@oakcreekclub.com or call the HOA office at 301-390-1721.

After registering, you will receive a confirmation email containing information about joining the meeting.

How to Vote

Each home in Oak Creek Club may submit one (1) vote per household. All votes will be submitted by proxy. Proxy votes can be submitted electronically via Vote HOA Now or by paper ballot. Submission of either form of ballot will be considered to be a designation of the management agent as your proxy for attendance at the meeting as well as your vote, if any, for the Board of Directors.

Voting Electronically

Each homeowner, in good standing, with an email on file with the Association will receive an invitation to vote electronically from oakcreekclubhoa@ivotehoa.com.

When you receive the invitation, click the link to enter the voting site. After your vote has been submitted, you will receive a pop-up confirmation and an email indicating that your vote has been recorded. If you do not currently have an email on file with the Association or have yet to receive an email invitation to vote by Thursday, September 26, 2024, please email us at oakcreekclubhoa@ivotehoa.com. In the email include your name, address, and the email address where you would like to receive the voting registration link.

Voting by Paper Ballot

Please check the name of three (3) of the eight (8) candidates and return your ballot in the envelope provided. Remember to put your name and address on the return envelope to verify that you are an eligible voter before putting your ballot in the ballot box or the mail. The Ballot Box is located inside of the management office in the Swim & Fitness Center at 14505 Mary Bowie Parkway, Upper Marlboro, MD, 20774. **Your ballot dropped in the Ballot Box must be received by Friday, October 4, 2024, by 5:00 pm to be counted.** Homeowners mailing ballots should send them to the management office at 14505 Mary Bowie Parkway, Upper Marlboro, MD, 20774. Please be sure to include your return address on the envelope. **If you are mailing your ballot, it must be received by October 4, 2024.**

Reminder: If there are multiple votes received from one household, the first vote received will be counted. Any additional votes will be discarded.

For the annual meeting to be convened on Tuesday, October 8, 2024, a quorum of 10% of the community's votes (117) must be met. Therefore, it is important that your vote be received, whether electronic or paper ballot, before the October 4, 2024 at 5pm deadline.

Candidate Forum

An opportunity to hear from the Candidates in a Candidate Forum will be held on Tuesday, **September 24, 2024, at 6:30 pm**. Homeowners can submit questions in advance of the Forum to assistantmgr@oakcreekclub.com. Homeowners also will be allowed to ask questions live in the Candidate Forum. An invitation to join the meeting via Zoom will be sent separately via Oak Creek Text, Email and Facebook.

Voting for the Board of Directors is one of the most important and impactful actions you can take as a homeowner. Please, make your voice heard and vote!

If you have any questions, please do not hesitate to contact the management office at (301) 390-1721. The management team will be happy to assist you.

We look forward to seeing you at the annual meeting on **Tuesday, October 8, 2024 at 6:30!**

Sincerely,

Board of Directors
Oak Creek Club Homeowners Association



2024 Ballot

Election for the Oak Creek Club Board of Directors

Vote for no more than (3) members

- _____ Kip Banks
- _____ Julian Brown
- _____ Patricia Downtin
- _____ Dr. Lenora Gant
- _____ Suzann King
- _____ Keith Pierce
- _____ Vincent Sanders
- _____ Aaron White

I _____, hereby affirm that I am a homeowner of _____, and am authorized to vote in the election for the Oak Creek Club Board of Directors. By submitting this ballot, I affirm my intention to be counted as preset for quorum purposes at the 2024 Annual Meeting, and to cast a vote for the candidates(s) selected above.

**Oak Creek Club HOA
Nominating Petition - 2024 Board Election**

Please return this form, along with the completed **Candidate Form**, no later than 5:00 p.m. on Monday, August 26, 2024, to the Management Office in the Swim & Tennis Club at 14505 Mary Bowie Parkway, Upper Marlboro, MD 20774, or via email: manager@oakcreekclub.com.

This form can be downloaded from the oakcreekclubhoa.com website.

I hereby volunteer to be a candidate for election to the Oak Creek Club HOA Board of Directors.

PRINT NAME: Kip B. Banks DATE: 8/25/24

ADDRESS: 405 Esteruile Ln, upper Marlboro, MD
20774

CANDIDATE SIGNATURE: Kip B. Banks

Three additional owners in good standing must also sign this form.

PRINT NAME: JENNIFER GREENE

ADDRESS: _____

SIGNATURE: Jennifer Greene

PRINT NAME: JAMES E. VICTOR, JR

ADDRESS: _____

SIGNATURE: James E. Victor Jr.

PRINT NAME: Kierre McCune

ADDRESS: _____

SIGNATURE: Kierre McCune

Oak Creek Club HOA Candidate Form - 2024 Board Election

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This form can be downloaded from the oakcreekclubhoa.com website.

I have submitted my Nominating Petition to be a candidate for the 2024 Oak Creek Club HOA Board Election.

Date: **August 26, 2024**

Name: **Kip Banks, Sr.**

Address: 405 Esterville LN, Upper Marlboro MD 20774

The following information is being provided with the understanding that it will be published and distributed to the membership for review. You may include a photo, although it is not required. Please limit your response to no more than two pages.

Tell us about yourself.

I am a child of God, husband, father, pastor, community member, and advocate for social justice. Originally from Los Angeles, CA, I have been a proud resident of Prince George's County for 32 years, with 15 of those years spent in Oak Creek. My dedication to our community is reflected in my family's active involvement with our local schools and organizations, which have included Kingsford Elementary School, Holy Trinity Episcopal School, Bishop McNamara HS, DeMatha HS, the Girl Scouts, and the South Bowie Boys and Girls Club. I am also a proud member of the Alpha Phi Alpha Fraternity.

Why do you want to join the HOA Board? What skills and experience do you have that will help you to be effective in this role?

I want to join the Oak Creek HOA Board because I love Oak Creek, and I am committed to working with you to help us mold it into the premiere Prince George's County community that it is. I believe it's the people and relationships that make Oak Creek special, and I am committed to preserving Oak Creek's unique rules and regulations, but in a caring way that enhances community well-being.

I have a track record of proven leadership within Oak Creek including serving on the previously existing Oak Creek Resident Advisory Committee representing the Lakeview Landbay, initiating the Lakeview Annual Community Day and serving on the Oak Creek parking committee. I have a track record of proven leadership beyond Oak Creek including serving as President of the Kingsford Homeowner's Association, Pastor of the East Washington Heights Baptist Church (DC), the former General Secretary (manager) of the

Oak Creek Club HOA

Candidate Form - 2024 Board Election

Kip Banks, Sr. – Candidate Page 2

Progressive National Baptist Convention Inc, and a senior aid to the US Senate Budget Committee managing over \$50 billion in accounts.

In addition, I have a solid educational background including Master of Urban Planning and Master of Public Policy degrees from the University of Michigan, a Master of Divinity degree from Howard University and a Doctor of Ministry from the Wesley Theological Seminary. I am a committed family man — committed to families and especially concerned about the well-being of our children and youth.

How have you contributed to the Oak Creek community or other communities in which you have lived?

I contribute to Oak Creek daily by being a good neighbor—looking out for others, picking up trash, and assisting our neighbors with tasks such as taking out their garbage cans. I initiated the Lakeview Landbay Community Day and have also established and led the Annual Oak Creek Juneteenth Prayer Walk, a community event that honors the history of enslaved African Americans and offers prayers for our community.

Have you served as a volunteer on an HOA committee or on the Board? If so, which committee and when?

I served on the Oak Creek Resident Advisory Committee as the representative for Lakeveiw (2011-2014 est); I also served on the Oak Creek Parking Committee (2017).

What do you see as the most pressing concerns for the Oak Creek Community? What are some of your ideas for addressing these issues?

I believe the most pressing concern before us is whether we will become a true community or remain simply a collection of homes behind a gate. A true community is built on relationships, caring, and sharing. Families are central to this process, and while maintaining our infrastructure is important, we must do so in a way that enhances our sense of community. I support reinstating the Resident Advisory Committee to ensure that each Landbay has representation. Additionally, I advocate for hosting individual Landbay community days, culminating in an Oak Creek-wide celebration to foster community spirit. Strong communication is also vital, and I am committed to ensuring that every resident feels informed and connected.

Feel free to share any additional information.

A vote for Kip Banks, Sr. is a vote for the voice of residents' concerns on the HOA board, proven and transparent leadership, a commitment to community excellence and humble service.

**Oak Creek Club HOA
Candidate Form - 2024 Board Election**



**Oak Creek Club HOA
Nominating Petition - 2024 Board Election**

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This form can be downloaded from the oakcreekclubhoa.com website.

I hereby volunteer to be a candidate for election to the Oak Creek Club HOA Board of Directors.

PRINT NAME: Julian Brown DATE: _____


ADDRESS: 918 Sangerville Circle

CANDIDATE SIGNATURE: 

Three additional owners in good standing must also sign this form.


PRINT NAME: Karin Jones

ADDRESS: _____

SIGNATURE: 

PRINT NAME: Jason Pollock

ADDRESS: _____

SIGNATURE: 

PRINT NAME: ERNEST GREENE

ADDRESS: _____

SIGNATURE: 

Oak Creek Club HOA Candidate Form - 2024 Board Election

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This form can be downloaded from the oakcreekclubhoa.com website.

I have submitted my Nominating Petition to be a candidate for the 2024 Oak Creek Club HOA Board Election.

Date:

Name: Tullian Brown

Address: 918 Sangerville Circle

The following information is being provided with the understanding that it will be published and distributed to the membership for review. You may include a photo, although it is not required. Please limit your response to no more than two pages.

Tell us about yourself.

Why do you want to join the HOA Board? What skills and experience do you have that will help you to be effective in this role?

How have you contributed to the Oak Creek community or other communities in which you have lived?

Have you served as a volunteer on an HOA committee or on the Board? If so, which committee and when?

What do you see as the most pressing concerns for the Oak Creek Community? What are some of your ideas for addressing these issues?

**Oak Creek Club HOA
Candidate Form - 2024 Board Election**

Feel free to share any additional information.

In the event the pages are separated, please add your name here:

My name is Julian Brown, and I am running as a candidate for the HOA Board. I have been a resident of Oak Creek since June 2018. My wife Stephanie, and I have five children, two college graduates, two currently in undergraduate school (all girls), and one son who is in middle school.

I am currently the Chairman of the Oak Creek Access Committee. However, I have served as a volunteer in the Prince George's County community for more than 20 years. This includes my five-year tenure as the Commissioner and President of the largest minority-owned travel fastpitch softball club on the East coast, from 2014 - 2019 (Maryland Blue Jays). I have held head coaching positions for tee-ball and softball, ranging from ages 6U - 18U. I am currently, a second degree BlackBelt and one of the instructors at Full Circle Martial Arts Academy.

I have over 30 years of IT experience. I hold a B.B.A. from Howard University in Information Systems and a Masters in IT Management from University of Maryland Global Campus. I work for the Department of State (11 years) as an IT Specialist, and just last year I completed a nine-month Executive Leadership Program (<https://clm.graduateschool.edu/elp.php>).

It is my hope that my prior experience and leadership roles, may lend transferrable skills such as leading teams through influence, fiscal responsibility, effective communication, attention to detail, and collaboration with empathy and compassion. I believe these skills and talents will compliment and edify the Board in a grand effort to achieve its vision and mission in service to the Oak Creek community.

Oak Creek Club HOA
Nominating Petition - 2024 Board Election

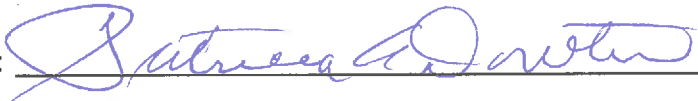
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This form can be downloaded from the oakcreekclubhoa.com website.

I hereby volunteer to be a candidate for election to the Oak Creek Club HOA Board of Directors.

PRINT NAME: Patricia A Dowtin DATE: 8/26/24

ADDRESS: 14506 Turner Wootton Parkway, Upper Marlboro, MD 20774

CANDIDATE SIGNATURE: 

Three additional owners in good standing must also sign this form.

PRINT NAME: Terri Jackson

ADDRESS: _____

SIGNATURE: 

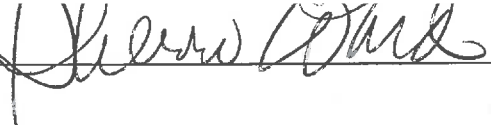
PRINT NAME: Ardrina D Stokes

ADDRESS: _____

SIGNATURE: 

PRINT NAME: Sherri V Ward

ADDRESS: _____

SIGNATURE: 

Oak Creek Club HOA Candidate Form - 2024 Board Election

I have submitted my Nominating Petition to be a candidate for the 2024 Oak Creek Club HOA Board Election.

Date: August 26, 2024

Name: Patricia A. Downtin

Address: 14506 Turner Wootton Parkway, Upper Marlboro, MD 20774

The following information is being provided with the understanding that it will be published and distributed to the membership for review. You may include a photo, although it is not required. Please limit your response to no more than two pages.

Tell us about yourself. *I have been a resident of Oak Creek for 18 years and received an award for being one of the first ten homebuyers. I've had the pleasure of watching Oak Creek grow and develop into the beautiful and prestigious community that it is today. I love living in our award winning, gated community. I have served on many boards and currently serve as Secretary on the Board of Directors of the new University of Maryland Medical Center Foundation.*

Why do you want to join the HOA Board? What skills and experience do you have that will help you to be effective in this role? *I want to join the HOA Board to assist in both sustaining and continuing to build our community's award-winning identity. My desire is to assist in seeking innovative ways to financially sustain our community while minimizing any additional financial requirements for residents. The leadership skills, experience and exposure I have gained from serving on other boards has helped me develop the skillset and focus necessary to tackle our community's objectives. I believe I will be an asset in strategic planning, fiscal management and carrying out our current goals no matter how big or small.*

How have you contributed to the Oak Creek community or other communities in which you have lived? *When I moved to Oak Creek 18 years ago there were only a few homeowners in the development! I contributed by being one of the few **strongly active residents** that met with the builders, the management group, our Councilman Samuel Dean and I spoke in court to assist in resolving the issues facing our brand-new community. We fought hard to ensure that we obtained most of the amenities that were advertised including some smart home features, the golf course, club house, tennis court, tot lots and more.*

Have you served as a volunteer on an HOA committee or on the Board? If so, which committee and when? *Yes, I am currently serving on the Oak Creek Club Communications Committee. In my previous two communities, Fairfield Knolls and Lake Arbor. I served as a volunteer for many years and worked my way up to the office of President, Fairfield Knolls, and Secretary, Lake Arbor, of these Homeowner Associations. In my leadership roles, I planned and*

Oak Creek Club HOA Candidate Form - 2024 Board Election

officiated at our meetings and activities according to the rules. Also, guided the association to ensure that we uphold the association's rules and regulations.

What do you see as the most pressing concerns for the Oak Creek Community? What are some of your ideas for addressing these issues? I want to start by stating that Oak Creek Club is an outstanding Award-Winning community and there is no place I would rather live. Our Board leadership and Management team are doing an excellent job. In my opinion, the areas we should work to enhance are security, gate maintenance, fiscal responsibility, community adherence and outreach. Many are concerned also with pet waste along walking trails. Further, security is essential to ensuring our safety and peace of mind. I would strongly advocate for investigating best practices for improving the functionality of our security gates and better speed control tools. Replacement of the entry gate arms for the gates to our community takes an incredibly long time and they malfunction often. Fiscal responsibility is crucial to preserving our property values and avoiding unnecessary fees. I would again investigate best practices for maximizing the money that we spend. We must continue monitoring the budget closely, prioritize essential expenses, and seek competitive bids for contracts and services.

Feel free to share any additional information. My fellow residents, I am confident that I will make a positive difference in our community if you elect me as a board member. I have a background of 25+ years in real estate that I will draw upon when needed. I am an active volunteer in my sorority and in political activities that directly affect our community. Please, know that I am passionate about making our community an even greater place to live for all of us. I hope that you will consider my candidacy and vote for me in the election. Thank you for taking the time to review my Candidate Form.



In the event the pages are separated, please add your name here:
Patricia A. Downtin

**Oak Creek Club HOA
Nominating Petition - 2024 Board Election**

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This form can be downloaded from the oakcreekclubhoa.com website.

I hereby volunteer to be a candidate for election to the Oak Creek Club HOA Board of Directors.

PRINT NAME: LENORA P. GANT DATE: AUG. 26, 2024

ADDRESS: 703 COFFREN PLACE 20774

CANDIDATE SIGNATURE: Lenora Peters Gant

Three additional owners in good standing must also sign this form.

PRINT NAME: Yul Williams

ADDRESS: _____

SIGNATURE: Yul Williams

PRINT NAME: Michael Perkinson

ADDRESS: _____

SIGNATURE: M Perkinson

PRINT NAME: Shirley Boyd

ADDRESS: _____

SIGNATURE: Shirley Boyd

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Candidate Form - 2024 Board Election**

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This form can be downloaded from the oakcreekclubhoa.com website.

I have submitted my Nominating Petition to be a candidate for the 2024 Oak Creek Club HOA Board Election.

Date: 26 August 2024

Name: LENORA PETERS GRANT

Address: 703 COFFREN Place, Upper Marlboro, MD 20774

The following information is being provided with the understanding that it will be published and distributed to the membership for review. You may include a photo, although it is not required. Please limit your response to no more than two pages.

Tell us about yourself. (See Attachment)

- Home owner since 2006.

Why do you want to join the HOA Board? What skills and experience do you have that will help you to be effective in this role?

- Executive level leadership / DOD + National Security
- oversaw million dollar budgets + executed accountability measures.

How have you contributed to the Oak Creek community or other communities in which you have lived?

- Budget Committee 2006/7 thru 2022.

Have you served as a volunteer on an HOA committee or on the Board? If so, which committee and when?

- see above

What do you see as the most pressing concerns for the Oak Creek Community? What are some of your ideas for addressing these issues?

- Home Values
- 1st class Community with Fiscal Prudence
- HOA Dues, keeping reasonable
- Safety of HOA Homeowners

Oak Creek Club HOA
Candidate Form - 2024 Board Election

Feel free to share any additional information.

NA

In the event the pages are separated, please add your name here:

** see Attachment(s).*

Education/Academic Background	Degree/Year
Wharton Business School, University of Pennsylvania <ul style="list-style-type: none"> 21st Century Leadership Program 	Certificate/2011
Harvard University, John F. Kennedy School of Government <ul style="list-style-type: none"> Executive Development Program Leadership Development Program 	Certificate/1999 Certificate/1997
Virginia Polytechnic Institute and State University <ul style="list-style-type: none"> Education/Technology Learning & Human Resources Management 	Ph.D. 1997
Vanderbilt University, George Peabody College <ul style="list-style-type: none"> Education, Curricula & Early Childhood Development 	M.A.
Florida A and M University <ul style="list-style-type: none"> Business Education and Management 	B.A.

Professional Career/Appointments:

2018 – Present	National Security Executive and Academic Advisor, Howard University
2017 – 2018	Senior Executive Academic National Security Fellow, Howard University School of Business
2016 – 2017	ODNI, Director, Career Mobility Program, Policy & Strategy Office
2012 - 2016	NGA Senior Executive for Academic Outreach & STEM
2005 - 2012	ODNI Executive Director, IC Centers of Academic Excellence & Deputy Assistant DNI, Chief Human Capital Officer & Policy
2002 - 2004	Visiting Professor, International Affairs, Trinity University, DC
1998 - 2002	DCI/CMS, CIA HQ IC Senior Advisor, Diversity Management, Human Capital, Training/Ed.
1997 - 1991	Director, Defense Intelligence College, Special Technology Programs
1991 - 1987	Office of the Secretary of Defense, Director of Training Programs
1987– 1985	Marine Corps Institute, Chief of Training & Distance Learning Programs
1985 – 1984	U.S. Army, Lead Management Analyst
1983 - 1980	Education Specialist, Royal Air Force Base, Upper Heyford, Oxfordshire, England
1980 - 1977	Director Education Specialist, oversaw 12 Education Learning, Centers, US Marine Corps, Okinawa, Japan

Awards & Recognition Highlights

- ODNI Director’s Distinguished Service Award, June 28, 2018
- Recognition of Outstanding Service, by the Honorable Alcee L. Hastings, Congressional Record, Proceedings & Debates of 115th Congress, 2nd Session, June 26, 2018
- ODNI SNIS Outstanding Performance Rating – 5 – Outstanding 2017
- ODNI Exceptional Service Recognition, Outstanding Performance Ratings
- NGA Sustained Superior Performance Award & Pin, 2014
- NGA Career Service Award Recognition, 2016
- Vanderbilt University Peabody College Distinguished Alumna Award, May 2016
 - Commencement Speaker, Vanderbilt University Peabody College
- Intelligence Community Exceptional Service Recognition Nomination, 2011
- Senior National Intelligence Service Certificates & Medal, 2000
- Harvard JFK School of Government Donald M. Stewart Alumni Award, Public Service Leadership, 2010
- CIA Diversity Management Award & Plaque, 2008
- Florida A & M University Distinguished Alumni Award & Plaque, 2000
- DIA Meritorious Award 1996, DIA Director’s Award, 1997
- DIA Exceptional Civilian Service Award, 1998
- Office of the Secretary of Defense Civilian Service Award, 1991
- Commanding General’s Award, Okinawa Japan 1980

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Nominating Petition - 2024 Board Election**

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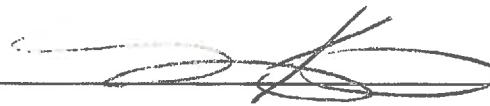
This form can be downloaded from the oakcreekclubhoa.com website.

I hereby volunteer to be a candidate for election to the Oak Creek Club HOA Board of Directors.

PRINT NAME: Suzann King DATE: August 26, 2024

ADDRESS: 403 Boyden Street, Upper Marlboro, MD 20774

CANDIDATE SIGNATURE: _____

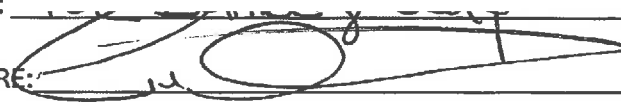


Three additional owners in good standing must also sign this form.

PRINT NAME: Alicia Townsend

ADDRESS: _____

SIGNATURE: _____



PRINT NAME: Rayford Mukushi

ADDRESS: _____

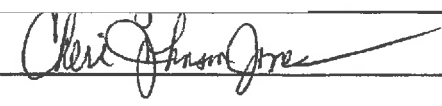
SIGNATURE: _____



PRINT NAME: Cheri Johnson Jones

ADDRESS: _____

SIGNATURE: _____



Oak Creek Club HOA Candidate Form - 2024 Board Election

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This form can be downloaded from the oakcreekclubhoa.com website.

I have submitted my Nominating Petition to be a candidate for the 2024 Oak Creek Club HOA Board Election.

Date: August 26, 2024

Name: Suzann King

Address: 403 Boyden Street, Upper Marlboro, MD 20774

The following information is being provided with the understanding that it will be published and distributed to the membership for review. You may include a photo, although it is not required. Please limit your response to no more than two pages.

Tell us about yourself.

I have more than 17 years in all facets of board governance operations given my previous tenures with two of the largest school systems in Maryland. Also, I am a licensed attorney in Maryland and the District of Columbia.

I currently serve as the Deputy Director of Administration for the Prince George’s County Planning Department (Department) of The Maryland-National Capital Park and Planning Commission. (I also served as the Acting Director of the Department.) In this role, I serve two divisions – Information Management Division and the Management Services Division. These two divisions are the operational heartbeat of the Department given that they are responsible for facility management, IT, office services, publications and graphics, and web services, just to name a few. In this position, I work with my teams to ensure operational rigor and transparency in a government agency. As a result, I have the requisite skills to assist our HOA and management team as they engage in continuous improvement.

Why do you want to join the HOA Board? What skills and experience do you have that will help you to be effective in this role?

I would like to offer my extensive experience in governance and operations for the benefit of our Board and community, which includes, but is not limited to, the following:

Governance Expertise	Knowledge, Skills and Abilities
<ul style="list-style-type: none"> ● Drafting/preparing Board and committee meeting materials ● Preparing meeting minutes ● Oversight of operating & capital budgets ● Ensuring compliance with policies, procedures, protocols and legal mandates ● Processing and adjudicating Board appeals ● Strategic planning 	<ul style="list-style-type: none"> ● Roberts Rules of Order ● Contract review and administration ● Open Meetings Act ● Ethics Officer ● Building consensus with stakeholders ● Optimizing agency administrative processes ● Change management ● Legal and political acumen

Oak Creek Club HOA Candidate Form - 2024 Board Election

How have you contributed to the Oak Creek community or other communities in which you have lived?

My family and I have lived in our wonderful Oak Creek community since 2017. As a resident, I have enjoyed the amenities of our community and getting to know my neighbors and fellow residents. I have observed a multitude of Board, committee and town hall meetings and offered governance and operations advice during those meetings. In addition, I have participated in many events offered by the Oak Creek HOA.

Have you served as a volunteer on an HOA committee or on the Board? If so, which committee and when?

Over the years, I have attended numerous Board, committee, and town hall meetings. Since becoming a resident, I have always wanted to be more officially involved in the HOA by serving on a committee and the Board. However, as a primary caretaker for my sick and aging parents, I was not able to fully commit as a volunteer during that time. Given that these circumstances have changed, this is a perfect time, personally and professionally, for me to join the HOA Board and serve our community.

What do you see as the most pressing concerns for the Oak Creek Community? What are some of your ideas for addressing these issues?

As I have attended the committee and Board meetings, residents repeatedly express concern about certain issues which I believe need to be addressed, such as gate operations, improved access control services, HOA expenditures and dues increases, speeding and gate damage by outside vendors, and plans for the property received through the land swap, just to name a few.

It is important to note, however, that we are a community of 1174 homes. Unfortunately, not all residents believe they are in a position to voice their concerns or feel as though their concerns would be addressed even if they were voiced. With that in mind, I am interested in learning the concerns of all of our residents.

In addition, I believe we need to:

- Employ effective communication with the community
- Improve financial oversight
- Increase resident engagement in HOA activities
- Improve timely responses to requests for information from the Board and committees, including implementing a system to track those items as well as community concerns

Feel free to share any additional information.

I respectfully ask for your vote to serve on the Oak Creek Club HOA Board. I welcome the opportunity to utilize my extensive board and operations experience for the betterment of the HOA and our community. I believe that with the right people in place we can move Oak Creek to the next level and be a more inclusive and responsive governance structure.

In the event the pages are separated, please add your name here: Suzann King

**Oak Creek Club HOA
Nominating Petition - 2024 Board Election**

Please return this form, along with the completed **Candidate Form**, no later than 5:00 p.m. on Monday, August 26, 2024, to the Management Office in the Swim & Tennis Club at 14505 Mary Bowie Parkway, Upper Marlboro, MD 20774, or via email: manager@oakcreekclub.com.

This form can be downloaded from the oakcreekclubhoa.com website.

I hereby volunteer to be a candidate for election to the Oak Creek Club HOA Board of Directors.

PRINT NAME: KEITH B PIERCE DATE: 08/25/2024

ADDRESS: 807 SANGERVILLE CIRCLE

CANDIDATE SIGNATURE: Keith B Pierce

Three additional owners in good standing must also sign this form.

PRINT NAME: GREGORY WATKINS

ADDRESS: _____

SIGNATURE: [Signature]

PRINT NAME: Kenna Starke

ADDRESS: _____

SIGNATURE: [Signature]

PRINT NAME: Darrin I Logan

ADDRESS: _____

SIGNATURE: [Signature]

Oak Creek Club HOA Candidate Form - 2024 Board Election

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This form can be downloaded from the oakcreekclubhoa.com website.

I have submitted my Nominating Petition to be a candidate for the 2024 Oak Creek Club HOA Board Election.

Date: 08/25/2024

Name: Keith B. Pierce

Address: 807 Sangerville Circle

The following information is being provided with the understanding that it will be published and distributed to the membership for review. You may include a photo, although it is not required. Please limit your response to no more than two pages.

Tell us about yourself. See Attached Sheet

Why do you want to join the HOA Board? What skills and experience do you have that will help you to be effective in this role?

See Attached Sheet

How have you contributed to the Oak Creek community or other communities in which you have lived?

See Attached Sheet

Have you served as a volunteer on an HOA committee or on the Board? If so, which committee and when?

See Attached Sheet

Oak Creek Club HOA
Candidate Form - 2024 Board Election

What do you see as the most pressing concerns for the Oak Creek Community? What are some of your ideas for addressing these issues?

See Attached Sheet

Feel free to share any additional information.

See Attached Sheet

In the event the pages are separated, please add your name here: **Keith B. Pierce**

Some information about myself and why I want to be on the Board of Directors:

I'm currently retired from the US Department of Veteran Affairs where I served as Health Systems Analyst for the Under Secretary of Health. I've also served in the US Army where I obtained the rank of Captain O-3. I possess two (2) Master of Science degrees and several professional certifications. I was initially elected in 2018 and served as Vice President of the Oak Creek HOA Board of Directors for three (3) years. I was not on the HOA Board in 2022 but re-elected to serve on this current board (2023-2024) in the capacity of Board Vice President.

I'm submitting my application for re-election to the HOA Board because I feel my interaction with the Oak Creek residents coupled with my experience serving on the board has equipped me to be a valuable asset to this HOA Board. During my tenure on the board, I was involved in various projects, such as, speed mitigation, land swap and civic involvement representing the Oak Creek Community. I've worked closely with the CAMP management team and served as board liaison to the various Oak Creek Committees which has truly been the heartbeat of Oak Creek. I've been a resident of Oak Creek since 2017 and the two main issues/concerns within the community are safety and increasing HOA dues. I feel that looking at innovative ways to Beta test certain safety initiatives and re-evaluate how we may restructure our asset portfolio which could impact the rising cost of our HOA dues.

It should be noted that I've been elected and served on other boards such as board member with the Society for Healthcare Consumer Advocacy Division of the American Hospital Association (AHA). I was elected and served as board member of the Mattapan Community Health Center in Boston, MA, and I also chaired the Boston chapter of the American Heart Association. I was afforded the opportunity to provide critical data to the White House pertaining to veterans' care and was privileged to accompany the Secretary of the Department of Veteran Affairs to Senate Committee Hearings held on Capital Hill, Washington, D.C.

I served as the Head Deacon of Seabrook Seventh Day Adventist Church ten years and currently serving as the Chairman of the Deacons Advisory Board at the Seabrook SDA Church. I'm also a member of Alpha Phi Alpha Fraternity.

Thank you for your consideration.


KEITH B. PIERCE



**Oak Creek Club HOA
Nominating Petition - 2024 Board Election**

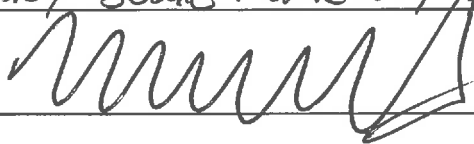
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I hereby volunteer to be a candidate for election to the Oak Creek Club HOA Board of Directors.

PRINT NAME: VINCENT SANDERS DATE: 8/26/2024


ADDRESS: 13412 MARY BOWIE PARKWAY

CANDIDATE SIGNATURE: 

Three additional owners in good standing must also sign this form.

PRINT NAME: Kristin Sampson

ADDRESS: _____

SIGNATURE: 

PRINT NAME: Ernest D Green

ADDRESS: _____

SIGNATURE: 

PRINT NAME: Bridgette Tillman

ADDRESS: _____

SIGNATURE: Upper Marlboro, MD 20774

Oak Creek Club HOA Candidate Form - 2024 Board Election

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I have submitted my Nominating Petition to be a candidate for the 2024 Oak Creek Club HOA Board Election.

Date: 8/26/2024

Name: Vincent Sanders

Address: 13412 Mary Bowie Parkway

The following information is being provided with the understanding that it will be published and distributed to the membership for review. You may include a photo, although it is not required. Please limit your response to no more than two pages.

Tell us about yourself. I am the former Chairman of the Covenants Committee. I have been a resident since 2009 and a member of the Covenants since 2010 - present. In my professional life I have been in the Utility Sector of 20+ years with 2 area Utility companies in management for the better part of that time. I have overseen budgets as large as 500mill annually.

Why do you want to join the HOA Board? What skills and experience do you have that will help you to be effective in this role?

I would like to be apart of the Board in a position that can assist in continuing the dreams of all homeowners. We all have invested in this community and I want to see us be able to continue making memories in our homes and community. Contracts, Infrastructure PM/CM and New Construction is my background and has been for 20+.

How have you contributed to the Oak Creek community or other communities in which you have lived?

As a member of the Covenants committee and former chairman I bring history to the Board. I have been a resident during the first developers construction and default of the community as well as a key contributor to the success of the Second developers final phases to finish Oak Creek. During my terms as the Chairman of the Covenants committee property values increased

Oak Creek Club HOA Candidate Form - 2024 Board Election

bringing back stabilization to the community. Working with the NVR/Toll Brothers directly on designs and land bay improvement was also apart of my legacy as chairman.

Have you served as a volunteer on an HOA committee or on the Board? If so, which committee and when?

Covenants Committee 2009 - Present
Covenants Charman - 2016 - 2022
Committee Chairman of the Year - 2019

What do you see as the most pressing concerns for the Oak Creek Community? What are some of your ideas for addressing these issues?

Oak Creek is approaching 20 years and we have infrastructure maintenance that will be needed during that. Gate access upgrades are a must for our continued success to operate. Attention to Energy cost savings and expenditures. Feel free to share any additional information.

In the event the pages are separated, please add your name here: Vincent Sanders

**Oak Creek Club HOA
Nominating Petition - 2024 Board Election**

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This form can be downloaded from the oakcreekclubhoa.com website.

I hereby volunteer to be a candidate for election to the Oak Creek Club HOA Board of Directors.

PRINT NAME: Aaron C. White DATE: 08/24/2024

ADDRESS: 715 Rexford Way

CANDIDATE SIGNATURE: 

Three additional owners in good standing must also sign this form.

PRINT NAME: Bill McCreel

ADDRESS: 715 Rexford Way

SIGNATURE: 

PRINT NAME: Ann Sherreef

ADDRESS: _____

SIGNATURE: 

PRINT NAME: Carla Yancy

ADDRESS: _____

SIGNATURE: 

Oak Creek Club HOA Candidate Form - 2024 Board Election

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This form can be downloaded from the oakcreekclubhoa.com website.

I have submitted my Nominating Petition to be a candidate for the 2024 Oak Creek Club HOA Board Election.

Date: 08/24/2024

Name: Aaron C. White

Address: 715 Rexford Way, Upper Marlboro, Md 20774

The following information is being provided with the understanding that it will be published and distributed to the membership for review. You may include a photo, although it is not required. Please limit your response to no more than two pages.

Tell us about yourself.

Hello, Oak Creek neighbors! I'm an Assistant Chief in the fire department with a deep commitment to serving and protecting our community. My family and I have called Oak Creek home since 2018, and as a husband and father of three, I'm dedicated to making our neighborhood a great place for all families. During my free time, I enjoy traveling and spending time with family and friends.

Why do you want to join the HOA Board? What skills and experience do you have that will help you to be effective in this role?

As an Assistant Chief in the fire department, I bring a wealth of experience in leadership and community service to the Oak Creek community, where I've proudly resided since 2018. My background in emergency response has equipped me with strong problem-solving skills and a commitment to the well-being of our neighborhood. I'm eager to join the HOA Board because I believe in fostering a strong, connected community where everyone feels safe and valued. I'm committed to using my experience to address community concerns proactively and to contribute to creating solutions that enhance our quality of life. By working together, I believe we can make Oak Creek an even better place to live for all residents.

Oak Creek Club HOA Candidate Form - 2024 Board Election

How have you contributed to the Oak Creek community or other communities in which you have lived?

While I haven't directly participated in community committees, my wife and I are deeply engaged in addressing community issues. We regularly discuss local concerns and brainstorm potential solutions together. I provide my suggestions and insights based on our discussions, and my wife brings these ideas to the committee meetings she attends. Through this collaboration, I believe I've contributed to shaping the dialogue and influencing decisions that benefit the Oak Creek community. This approach has allowed me to stay involved and support community initiatives even if I haven't been able to attend the meetings myself.

Have you served as a volunteer on an HOA committee or on the Board? If so, which committee and when?

No.

What do you see as the most pressing concerns for the Oak Creek Community? What are some of your ideas for addressing these issues?

- 1. One of the most pressing concerns for the Oak Creek Community is the low level of engagement in our virtual meetings, which are often perceived as too lengthy and unresponsive to resident concerns. To address this, we could leverage newer technologies to streamline our meetings and make them more efficient. We could also introduce a dedicated online platform where residents can submit and prioritize their concerns ahead of meetings. This platform would allow us to address the most pressing issues more efficiently during meetings and provide clear, actionable updates on what has been done or is planned in response.*
- 2. Speeding in certain areas of the neighborhood is also a significant concern. I understand that a Traffic and Safety Committee is already addressing this issue. I would support their efforts by advocating for the implementation of effective traffic calming measures in the most affected areas.*
- 3. For the issue of gate damages, which are currently being addressed through upgrades, I suggest exploring more cost-effective solutions to reduce damages across all gates. Instead of immediately implementing additional guardhouses, we could investigate advanced technologies that allow the main guardhouse to remotely troubleshoot and manage gate issues. This approach could potentially minimize repair costs and improve response times, ensuring a more efficient resolution of gate-related problems.*

**Oak Creek Club HOA
Candidate Form - 2024 Board Election**

In the event the pages are separated, please add your name here: