



COMMUNITY ASSOCIATION

MNGR COPY

February 4, 2019

## **SECOND NOTICE**

Dear Owner:

The Annual Meeting of the Longford Crossing Community Association is scheduled to be held as follows:

**DATE:** Thursday, February 28, 2019  
**TIME:** 7:00 p.m.  
**PLACE:** Black Rock Volunteer Fire Company  
260 Green Tree Road  
Phoenixville, PA 19460

The purpose of this meeting is to elect two (2) homeowners to serve on the Longford Crossing Board of Directors, each to serve a three (3) year term. As of the date of this mailing, there are five (5) Board candidates. Your participation in the Association is encouraged. Enclosed is a ballot for you to cast your vote for election. Please return either by mail or fax no later than noon on Thursday, February 28, 2019 or in person at the scheduled meeting.

Please forward any questions or concerns to our Property Manager at the address noted below.

Sincerely,

Board of Directors  
LONGFORD CROSSING COMMUNITY ASSOCIATION

Enclosures

JK/sgs

**LONGFORD CROSSING COMMUNITY ASSOCIATION**  
**ABSENTEE BALLOT**  
**February 28, 2019**

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There are two (2) seats available on the Board of Directors. Each unit has one vote per seat. Indicate your vote by placing an "X" next to the candidates of your choice.

**CANDIDATES**

☐ **Boniface Chong, 111 Hudson Drive**

☐ **John Larson, 226 Hudson Drive**

☐ **Lu Lu, 104 Hudson Drive**

☐ **Olga O'Donnell, 224 Hudson Drive**

☐ **Michael Smith, 193 Hudson Drive**

☐ \_\_\_\_\_  
Write-In Candidate

☐ \_\_\_\_\_  
Write-In Candidate

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If there is more than one individual who owns the unit, then all individuals owning the unit must sign this proxy, i.e., husband and wife, mother and daughter, sister and brother, etc.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

**Please return no later than February 28, 2019**  
Longford Crossing Community Association  
975 Easton Road, Suite 102  
Warrington, PA 18976  
Fax: 215-491-5620 or Email: j.kotler@cpm975.com

## CANDIDACY STATEMENTS

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### **Boniface Chong – 111 Hudson Drive**

Dear neighbors and friends,

I am announcing my intent to run for board member for Longford Crossing Townhome Community. I've been a resident for over one year and would love to serve you to my best ability. I've always wanted to serve my community and now that I've found my perfect place I believe that now is the time to help contribute to making Longford Crossing a better place for everyone. I've just started in helping my community by first volunteering time at our polls at Blackrock Fire Station last November. It was a great time to see and experience the great diversity and energy of our community.

I've studied economics at the University of Maryland and currently been a small business owner for over 17 years. I've had to work with contractor, budgets, employees and most of all customers. I've also lived in a large high rise condominium community for over 10 years with many rules and regulations to abide by and understand. I still own that property so I still attend many meetings to keep fresh with all the new rule changes and issues for my tenants.

With my life and business experience I believe that I can serve our community best.

### **John Larson – 226 Hudson Drive**

My name is John Larson and I have been on the board for the past 9 years. I have enjoyed working on the many improvements that the board has made to the community over the last few years. We have added landscaping to the access road, put in a much bigger playground, improved the front entrance and finished many other minor improvements that not many people see. I really enjoy this side of being a board member. The other side such as rules and parking enforcement, trying to balance the fine line between what is right and wrong and when to enforce every rule, is much harder.

Since our homes are now 10 to 15 years old, many are starting to show their age. If you vote for me, I think your house, deck and patio should be well maintained, your yard should look similar to what it was like when you moved in, and your trash should be in your garage.

I was planning on not running this term, but I have one more project I would like to complete. I would like to install speed bumps around the 3 main corners on the townhouse side and possibly on the carriage house side if needed. I am sick and tired of almost being run over by a few individuals who feel it necessary to speed around the corners and almost hit me and my neighbors' kids.

I am elated that this time there are 5 individuals who have volunteered their time to serve on the board. I hope that I have done a good enough job to be elected again. I don't always agree with everyone, but I try my best to listen to everyone and make sure the rules are applied fairly.

**Lu Lu – 104 Hudson Drive**

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Dear Longford Crossing Community Association:

My husband and I moved in this community into October 2018. We like it here and I would like to serve on the Board of Directors. I have moved from RI for a new job. I was on the Board of Directors in WACRI for two years and Treasurer of BDC CA local artist group for 2 years. I have experience and would like to be involved in the community that I live in.

**Olga O'Donnell – 224 Hudson Drive**

I would be delighted to serve on the Longford Crossing Community Association's Board of Directors to help increase our property values and maintain low association fees. I currently work as in-house corporate counsel for a foundation with three-quarters of a billion dollars endowment, and my position involves compliance, strategic planning, budgeting, and risk-management. Before taking on my current role, I spent twelve years as a litigator, negotiating countless agreements for the optimal benefit of my clients. I graduated with honors from Harvard College and thereafter from Temple Law School. I want to bring my education and professional experiences to bear with regard to the continued success of the HOA's efforts to maintain a thriving and diverse community.

I am also very annoyed every time I walk around the development and find various articles of trash polluting our grounds. I've picked up dog poop, cigarette boxes, plastic bags, and other garbage – I am by no means opposed to getting my hands dirty to help our community. Regardless of who ends up on the Board, I sincerely hope that the HOA makes keeping our community clean a top propriety. If elected to the HOA Board, I hope to fine the littering offenders heavily and work to reward the rest of us with greater home equity and even more beautiful surroundings.

**Michael Smith – 193 Hudson Drive**

Simply put, I will attend all meetings and post all discussions, votes, fines, opinions and any other information on the Longford Crossing Facebook page for review and discussion amongst the community.