

BREA VILLAGE HOMEOWNERS ASSOCIATION

BOARD CANDIDATE STATEMENTS

Bill Christensen

I am volunteering to be on the Board of our HOA because I have the experience to positively give back to our community.

Work Experience:

I was a bank high-risk commercial loan officer in downtown Los Angeles, I have experience with cash flow, balance sheets, and expense control.

In retirement I was a volunteer Treasurer for the City of Brea.

Past HOA Accomplishments:

In 2022 I ask the Brea City Manager to repair our streets in the Village and look at the streets in the Gallery. The City repaired our potholes and broken asphalt.

I also asked the City to replace all the missing Sycamore trees up Carmichael.

Recently they replaced all the missing trees.

I have also met with the City Wildfire Inspector regarding potential wildfire danger to our community.

My goals for our community:

Improve tree management

Improve landscape appearance

Control HOA cost to increase property values.

Chuck Hurst (Incumbent)

I am committed to enhancing the beauty of our community's landscaped areas while ensuring prudent financial management. My goal is to uphold and elevate property values while fostering the overall desirability of our neighborhood.

We have some significant challenges in the coming years due to changing regulations concerning water use for landscape. The final implementation rules for Orange County and the City of Brea needed to comply with CA Assembly Bill 1572 are not yet determined for our neighborhood. These will be set sometime in the next couple of years. I have worked with our irrigation contractor to prepare us for these changes.

I am dedicated to serving the best interest of our neighborhood and ensuring that our HOA remains responsible, transparent and financially prudent.

Thank you for your consideration and trust.

Kathleen Martin (Incumbent)

As an original owner and current member of the HOA Board, I would like to thank you for your past support and respectfully ask for your vote in the upcoming HOA election.

Our community has made meaningful progress in recent years, and I believe it is important to continue that momentum while addressing the challenges ahead. I believe effective HOA leadership requires discipline, professionalism, and respect for process — especially when working with the City, vendors, and outside agencies. My focus has been on ensuring the Board acts as a unified body, follows its governing documents, and avoids unnecessary legal or financial risk to the Association.

Accomplishments

Over the past several years, I have had the privilege of working closely with Arroyo Irrigation and Ranscapes to achieve the following results:

See Reverse for more

- **Saved over \$506,223 in water costs** since 2020 through improved water management and conservation efforts.
- **Improved water pressure** on Buchanan and Cameron, significantly enhancing quality of life for residents.
- **Upgraded irrigation controllers** to G5 systems that monitor for leaks, breaks, and valve issues — at no additional cost to the HOA.
- **Advanced water-saving initiatives**, including plans to transition to drip irrigation and reduce front-yard turf where appropriate.
- **Improved safety and standards compliance** through ongoing monitoring and mitigation of hazardous trees and vegetation.
- **Maintained fire-prevention compliance** by clearing drainage ditches and meeting Orange County fuel-modification requirements.

Fiscal Responsibility

My commitment to careful financial stewardship has resulted in:

- **Minimal fee increases**, with only a \$7.14 increase over the past two years despite rising vendor and City costs.
- **Strong reserve funding**, currently rated as fair with a medium risk of special assessment.
- **Full repayment of reserve borrowing**, including funds used for fire losses in 2009 and irrigation system water losses in 2019.

Looking Ahead

In the coming years, the Board will continue to face new challenges, including compliance with state legislation (AB 1572) that limits the use of potable water for irrigating nonfunctional turf. This will require the replacement of turf in parkways, and we are already planning how to adapt to potential future requirements affecting front yards on the Village side.

I encourage you to reach out to me with any questions or concerns. You may see me filling dog-waste dispensers on Forbes or posting meeting notices and agendas on the community bulletin board. I am accessible, engaged, and committed to serving our neighborhood.

Thank you for your trust. I look forward to continuing to work with you to keep our community well-managed, financially sound, and a great place to live.

Melissa Shatynski

I've happily lived in our community for almost 30 years and am committed to the successful future of our neighborhood. My career was in management for 20 years, including our local Brea Improv. My priorities are: 1) Responsible management of our resources, 2) Having effective communications with residents, 3) Being a proponent of our collective priorities.