



102 Levanno Drive Crown Point, IN 46307 | [www.FallingWatersHOA.com](http://www.FallingWatersHOA.com) | [INFO@FallingWatersHOA.com](mailto:INFO@FallingWatersHOA.com)

## **Annual Association Meeting Notice**

Notice is hereby given that the Annual Board Meeting will be held on:

**Tuesday, March 5th, 2024**

**Cross of Christ Lutheran Church**

**99 S. County Line Rd., Crown Point 46307**

**6:00 – 7:00 p.m.**

The purpose of the Annual Association Meeting is to elect the Board of Directors and transaction of such other business that may come before the meeting.

Attendance mandated for an Annual Meeting is a majority of the aggregate community, which is 51%. Each unit is entitled to one vote. Ballots are included with this notice. If you cannot attend the meeting in person, you may appoint another community member to attend the meeting on your behalf. To grant this permission, please fill out the included **Proxy Form** with the appointed member's name and your signature. Also, include your ballot so your vote can be counted. Please return Proxy Forms by March 1<sup>st</sup> or give them to your appointee to turn in at the meeting. You may also mail your Proxy Form in the enclosed self-addressed envelope or place it in the HOA mailbox at the exit gate at the south gates.

There will be a short 5-minute introduction from all nominees. Out of respect for everyone's time, this 5-minute allocation will be enforced. Once the introduction from the nominees is complete, the voting will begin.

Please do not hesitate to contact me with any questions or concerns at [mbarcenas@1stpropertymanagers.com](mailto:mbarcenas@1stpropertymanagers.com) or at 219-464-3536 ext. 336.

# **FALLING WATERS HOMEOWNERS ASSOCIATION**

**MARCH 05, 2024  
ANNUAL ELECTION MEETING**

## **AGENDA**

- I. CALL TO ORDER      6:00 PM
- II. INTRODUCTION TO 2024 NOMINEES
- III. FIVE-MINUTE INTRODUCTION FROM NOMINEES
- IV. VOTING BEGINS BY DISTRIBUTION OF BALLOTS
- V. VOTE COUNT
- VI. RESULTS
- VII. MEETING ADJOURNED

## DIRECTED PROXY

BE IT KNOWN THAT I/WE, the undersigned owner(s) in the Falling Waters HOA does/do hereby constitute my/our proxy. My/our proxy shall have full authority to vote upon the board members, as fully with the same effect as if the undersigned had been present at said meeting, and I/we hereby ratify and confirm all that my/our proxy may cause to be done by virtue of this instrument. The undersigned owner hereby appoints as my/our proxy \_\_\_\_\_ to vote at the meeting of the members, and any adjournment or postponements.

This proxy is irrevocable except by actual notice by the undersigned to the President of the Association or the officer presiding over the meeting that it is revoked. Unless sooner terminated, this proxy shall terminate automatically upon the final adjournment of the meeting for which it is given but not more than one hundred eighty (180) days after the date on which the proxy is presented.

**EXPRESS INSTRUCTIONS:** I/we expressly direct and instruct my/our proxy to vote as indicated on the enclosed separate ballot for board members. My/our proxy shall otherwise have the full right to vote in accordance with his or her discretion limited to the matters that are described on this proxy and does not extend to any other vote that should come before the Association.

**I affirm, under the penalties of perjury, that the information contained herein is true to the best of my knowledge and belief and that I have the full legal authority to grant this proxy to the individual named.**

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Signature of Owner)

Address: \_\_\_\_\_

Date: \_\_\_\_\_

City/State: \_\_\_\_\_ Zip Code \_\_\_\_\_

- A proxy is a legal document appointing a person by a unit owner to cast a vote on their behalf per the written instruction on the proxy and attached ballot.
- A proxy must be signed by the unit owner to be valid.
- A proxy should be given or mailed only if the unit owner Will Not be attending the meeting.
- Only a paper copy sent either by electronic mail or other electronic means, fax, email, regular mail or delivered in person will be accepted.
- If your proxy does not attend the meeting, your proxy will be void.
- If you authorize a proxy before the meeting and then attend the meeting in person, your proxy will be voided and you may vote in person.
- You can designate your proxy to any member of the Board to vote per your instructions. If you do not assign your proxy, the proxy defaults to the President on the Board of Directors.
- A homeowner is allowed only one vote per lot/home.



102 Levanno Drive Crown Point, IN 46307 | [www.FallingWatersHOA.com](http://www.FallingWatersHOA.com) | [INFO@FallingWatersHOA.com](mailto:INFO@FallingWatersHOA.com)

**FALLING WATERS HOMEOWNERS'  
ASSOCIATION**  
March 5, 2024  
**BOARD MEMBER ELECTION BALLOT**

# OF LOTS OWNED \_\_\_\_\_

PLEASE SELECT (4) FOUR CANDIDATES

\_\_\_\_\_ I VOTE **YES** TO ELECT **ZAC GARNER** TO THE HOA BOARD OF DIRECTORS

\_\_\_\_\_ I VOTE **YES** TO ELECT **JESSICA HOWELL** TO THE HOA BOARD OF DIRECTORS

\_\_\_\_\_ I VOTE **YES** TO ELECT **BOB DEVINE** TO THE HOA BOARD OF DIRECTORS

\_\_\_\_\_ I VOTE **YES** TO ELECT **REGINA HINRICKSON** TO THE HOA BOARD OF DIRECTORS

\_\_\_\_\_ I VOTE **YES** TO ELECT **MORGAN BROCH** TO THE HOA BOARD OF DIRECTORS

\_\_\_\_\_ I VOTE **YES** TO ELECT **BEN PLESHA** TO THE HOA BOARD OF DIRECTORS

**HOMEOWNER'S NAME** \_\_\_\_\_

**HOMEOWNER'S ADDRESS** \_\_\_\_\_

## Falling Waters HOA Candidate Intent Letter

### Please accept this as my intent to run for the Falling waters HOA in March

Hello Community members, I am Zac Garner. I live at 74 Levanno Dr. with my wonderful wife, Chasidy and our energetic fun-loving son, Owen. We also have a very energetic German Short Hair Pointer, Hinley.

I desire to sit on the HOA Board to help in moving our community forward. I had a short stint on the board between October 2022 and March 2023. At this point that feels like a lifetime ago. I used to say I was a newbie but at this point I feel seasoned.

I have sat on associations and community boards for the last 20+ years, holding various roles from The President to advisor roles. I believe in short term goals with long-term planning, as both are needed in building a great custom community. We need to be fiscally responsible, revenue generating, and consistently reviewing our covenants and by-laws to stay abreast to the changing environments. We need to invest and update the ways we do things. We need to become better at digitally providing options to our builders, residents, and future neighbors.

I believe in working on our communities' overall value and safety. We need safe walkways, streets and a secure neighborhood. We need to work with our local conservancy on long term park plans and waterfront improvements. We need to protect the investments we have all made. We need to make it so desirable to live here that we don't need to worry about property values. The waiting list of people wanting to live here will set that value. The best thing we can do for our home values is make our community desired!

As representatives of our community, we must communicate clearly and respectfully to others. We need to communicate in multiple ways and on multiple platforms. We can do better and need to do better for each of you.

We need to come together and vote as a block this election. We need to show our unity and strength as a community. We need everyone to provide a proxy to a point person so if life happens, your vote still counts at the meeting. We were just a few votes away from taking the majority role at the last election. This will give our board the ability to negotiate with builders, developers, contractors and vested parties from a position of strength and on a level playing field. It will provide a stable board with consistent leaders. We were so close, lets work together to control what happens here.

We also need to be reasonable and remember we are not against each other. We are growing as a community together. I desire to live in a community where we all look out for each other. I want to be able to provide positive statements to others looking inside our gates. I want others to feel jealous of how highly we speak of each other and the community in which we live.

Looking forward to growing with all of you!

Zac Garner

74 Levanno Dr

FROM THE DESK OF

**Jessica Howell**

February 5, 2024

Jessica Howell  
62 Levanno Dr.  
Crown Point, IN 46307  
jessicahowell1020@gmail.com

Dear Community Members of Falling Waters,

I am writing this letter as my formal intent to run for the election on March 5, 2024, for the HOA Board. It comes with much excitement to share this news with you!

As many people know I played an integral role in preparation for the meeting that was held last month. This endeavor captured my interest for several reasons. One being my passion and drive to always do the right thing and do so by following the facts. Another reason was the opportunity to get to know those who I call my neighbor, and it allowed me to meet so many amazing people. I would embrace the opportunity to continue this type of collaboration while serving on the board. One of the many things that I could help improve within the community is the communication. I'd ensure that we have updated forms of communication for everyone, so no one is ever left out of the conversation. Along with this I believe it would benefit us to have a neighborhood directory that we could share to create even more of a community of togetherness.

I have been working in Human Resources for the past 9 years and with this comes much skill in conflict resolution, ethics and strategic thinking to name a few. I have also contributed to the Cub Scouts Committee as the Secretary. I thrive in a team environment and would carry all these traits while sitting on the board if elected. I am grateful for this opportunity and look forward to your continued support at the election.

Sincerely yours,

  
Jessica Howell

2/6/2024

My name is Bob Devine and I live at 759 Medwin Way with my beautiful wife Lisa. I am writing to inform the Falling Waters Community of my intent to run for the HOA board. Lisa and I have been residents of our community for the last 8 years and have thoroughly enjoyed our time living here.

I have been a Chief Engineer for Local 399 in Chicago for the past 34 years and have sat on many Executive boards and OAC committees. I will bring a new wealth of knowledge to the construction/contractor management portion of the board. I have been part of multimillion-dollar projects/ budgets from conception to completion in numerous buildings throughout Chicago. The costs of some of our community contracted services needs to be reevaluated and re-bid to protect our interests and budget. I am not afraid to go after the contractors to make sure we are getting the services we are paying for and if necessary, putting an RFP together to secure a new contractor. I am considered a little OCD with my attention to detail whether it be my house, yard, or projects.

As an HOA board member, I will take an ethical and objective approach in representing our communities' interests. I will seek out and support initiatives that strengthen our community and will take actions to maintain a safe, friendly & aesthetically pleasing place to live. I want Falling Waters to represent a high quality of living and to be considered a desirable place to live for both residents and non-residents alike.

I am concerned with the direction our community is heading with the constant change over of the board whenever the tough decisions are met with resistance by a few. I want you to put your faith in me and a new board that makes those tough decisions for the community and not for one's own gain. We need to make this community about the residents and have our voices heard.

Let us all come together to vote as a block to show our unity and strength as a community. We can take control of what happens here if we support each other through this election.

Thanks for your time,

A handwritten signature in black ink that reads "Bob Devine". The signature is stylized, with the first letters of the first and last names being capitalized and prominent.

Bob Devine

**Reginia Hinrickson**  
**Information Technology (IT) Project Manager**



**Professional Organizations**

**Top-Side Aviation Club**

The Top-Side Aviation Club was formed in 1954, and its diverse membership has included representatives from numerous industry companies, as well as staff members from the White House, Congress, and the executive branch of government.

Positions: Secretary and Treasurer

**Association of the United States Army – George Washington Chapter**

George Washington Chapter AUSA is a private, non-profit educational organization that supports America's Army - Active, National Guard, Reserve, Civilians, Retirees and family members.

Positions: VP, Web Page and Communications and Secretary

**Occoquan Overlook HOA**

Occoquan Overlook is a prestigious community with beautiful and spaciouly wooded lots, nestled next to the Occoquan River.

Position: Secretary

I grew up in Griffith, IN and joined the U.S. Marine Corps (USMC) right after high school. It was one of the best decisions for my personal and professional growth. My father was in the U.S. Army and I knew I wanted to serve my country. After an honorable discharge from the USMC, I worked in industry as an Executive Assistant.

My next opportunity was working for the Department of Defense (DoD) in the Pentagon for over ten years as an Action Officer. I was responsible for the U.S. Army Global Long Distance Communications Network with a budget line of ~\$500M.

I have been with the U.S. Department of Agriculture (USDA) for eight years. I deliver cost effective enterprise IT solutions to USDA customers and stakeholders. Additionally, I lead collaboration activities for USDA IT procurement projects that support excellence, innovation, and capacity to achieve the Department's mission.

I worked full-time and attended college at night until I achieved a Master's Degree in Business Management. In addition, I was introduced to many non-profit organizations and volunteered my services to their success.

Through these opportunities I have been able to acquire many skills, knowledge and abilities.

**Core Competencies**

Implementation and Strategic Planning	Budget
Information Technology	Performance Management
Program/Project Management	Process Improvement
Oral and Written Communication	Policy and Planning
Building Collaborative Relationships	Client/Customer Relations
Change Management	Problem Solving

**Military Experience**

Sergeant - Oct 1990 to Nov 1998 - U.S. Marine Corps

**Education**

- MBA in Business Administration, Strayer University
- BS in Business Management, George Mason University  
*magna cum laude*

**Awards and Commendations:**

- USDA 2022 Assistant Secretary for Administration Award
- AUSA Award for Distinguished Service
- Assistant Secretary for Administration Honor Award
- Fed Scoop 50 Nominee for "Most Inspiring Up & Comer"



Dear Falling Waters Community,

I am writing to officially declare my intent to run for a position on the FWHOA Board of Directors in the upcoming election.

I have a deep appreciation for our neighborhood and a strong desire to contribute positively to its ongoing success. I believe that serving on the HOA board presents an excellent opportunity to actively participate in decision-making processes that directly impact our community's well-being and development.

Throughout my time here, I have witnessed both the triumphs and challenges our neighborhood faces. I am committed to leveraging my skills, experiences, and dedication to work collaboratively with fellow board members and residents to address these challenges effectively and implement initiatives that enhance our community's quality of life.

Thank you for considering my candidacy. I look forward to the opportunity to contribute to the continued success and prosperity of our HOA. Please do not hesitate to reach out if you have any questions or require further information.

Sincerely,

Morgan Brosch

## **BEN PLESHA**

I reside at 764 Cirque Drive with my wife Suzie of 20 years, 17 year old daughter Hannah, 10 year old Lia, and 5 year old Isaiah. I enjoy spending time with my family, fishing, playing cards, and the scenery of any lake or forest. I also enjoy YouTubing music in my home theater (I'm quite the music buff). Our subdivision is beautiful, unique, and has great potential. I believe most of us have the same visions and expectations for our community, our futures, our kid's futures, and our home values.

My professional career includes oversight of Operations and Facilities, Support Services, Supply Chain, and Spend Analysis functions, as well as serving as Chairman of Safety and Disaster Preparedness committees for various industries. I have a Master's in Business Administration through Indiana University, Bachelor of Science in Aviation, Lean Six Sigma, healthcare safety, and other various certifications. I'm quite cost-conscious, and have a keen understanding of when contracted services are fairly priced, and when they're not.

I believe my personal and professional qualities would make a positive impact on the HOA Board, and to serve the community. I realize that the HOA, and sub committees could benefit from extra hands and views. I'm hopeful that any and all future Board's will help unite our community, be responsible with the use of our HOA revenue, and work together to enable positive reputation out in the community. These are just a few reasons why I've decided to submit my intent to volunteer to be part of the HOA Board.

Thank you for your consideration.

Ben Plesha