

Board of Directors Candidacy Form

If you would like to run for a seat on the Board of Directors for Lewisville Lakewood Hills Homeowner's Association, Inc. please complete and return this Candidacy Form by or before the deadline. There will be no write-in candidates or floor nominations allowed, therefore, to ensure your name is placed on the ballot, we must receive this form by or before Wednesday, April 16th, 2025, at 5:00PM.

Nominee's Name: Patricia Garcia

Address: 3137 Ridgelake Way

Email Address: pjgarcia2005@gmail.com

Alternate Email Address: _____

Phone Number: (972) 624-9979

Alternate Phone Number: _____

// eSigned by: Patricia Garcia

// on 4/8/2025 4:58:17 PM

Date: 4/8/2025 4:51:07 PM

// stamped as e25d0261-c1fe-4e2a-89a6-0438e75ba63a

Candidacy Statement

Please tell us about yourself, as well as your vision and goals for Lewisville Lakewood Hills Homeowner's Association, Inc.

Why would you like to serve on the Board of Directors?

I would like to serve on the Board of Directors to contribute to the continued growth and well-being of our community. I believe in fostering a positive, transparent, and inclusive environment where homeowners feel heard and valued. With my background in leadership, compliance, and project management, I can help ensure that community decisions are thoughtful, fair, and aligned with the long-term goals of the HOA. I'm passionate about maintaining property values, promoting community involvement, and making sure our neighborhood remains a great place to live for everyone.

Please list previous board position and/ or experience:

I previously served on the Board of Directors for the New Mexico Health Information Management Association (NMHIMA), including roles as Member at Large, President-Elect, and ultimately as State President. In these roles, I led strategic planning efforts, coordinated statewide initiatives, developed mentoring programs, and represented the association at public and professional events. This experience has equipped me with strong leadership, collaboration, and governance skills, which I believe would transfer well to serving on the HOA Board. I'm confident that my background in managing teams, overseeing projects, and navigating compliance issues can help support our community's goals and ensure responsible, transparent decision-making.

Issues you feel need to be addressed by the Board of Directors in your community:

As both a neighbor and an active participant on the HOA Facebook page, I've had the opportunity to connect with fellow residents and hear their concerns directly. Some issues I believe the Board should address include improving communication and transparency with homeowners, ensuring consistent enforcement of community standards. I also think it's important to address concerns in a timely and respectful manner to build trust. As someone who values a strong, connected neighborhood, I'm committed to helping create a community where everyone feels heard, respected, and proud to live.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

Please circle **No**

By submitting this form, I acknowledge that I accept the responsibilities as described in Lewisville Lakewood Hills Homeowner's Association, Inc. Bylaws. I am aware the information provided in this candidate form will be published in the Annual Election Meeting Notice Packet.

Thank you for your interest in volunteering to serve your community!

INFORMATIONAL PAGE – CORPORATE TRANSPARENCY ACT

What is the Corporate Transparency Act?

In October 2023, the Corporate Transparency Act (the “CTA”) affecting small businesses and non-profit corporations was passed by the State Legislature. The new law mandates that small businesses and non-profit organizations across the U.S. must file a Beneficial Information Report (a “BOI”) with the Financial Crimes Enforcement Network (“FinCen”). The CTA went into effect January 1, 2024, and will require all Board Members to register their information in the FinCen database. Essex or a reporting party of the Board’s choosing will be responsible for registering each Board Member’s information and the purpose of this notice is to bring awareness to this new law and the requirements you will be asked to comply with in the event you are elected to the Board.

We are told this is part of the National Defense Authorization Act to help prevent and fight tax fraud, money laundering, financing of terrorism, and corruption. The law requires all small to midsize businesses and non-profits, with the exception of a rare number of exclusions, to report specific information about their business’s ownership interests and update that information as it changes.

In respect to non-profit corporations, a Beneficial Owner applies to each Board Member. Essex works alongside the current Board of Directors to ensure the required information is obtained and registered in the FinCen database as promptly as possible. **Please be advised, if you complete a candidate form and are elected to the Board of Directors, you will be required to cooperate with the Managing Agent and provide specific information about yourself.** Below is a sample list of the type of information you may be required to provide.

- A copy of your current, valid drivers license or a copy of your passport; and
- Your full date of birth; and
- Your full current mailing address.

Thank you for your interest in serving on your Board of Directors. As you consider running for a seat on the Board of Directors, we want to make sure you are informed of the CTA and its

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030
<https://lewisvillelakewoodhillshoa.com>

L e w i s v i l l e
LAKEWOOD HILLS
Homeowners Association

requirements. Should you have any questions, please feel free to contact your Association Manager, submit an inquiry under the “Contact Us” tab on your Association’s website, or e-mail exadmin@essexhoa.com for assistance.

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