



March 10<sup>th</sup>, 2021

## **Notice of Election by Action of Written Ballot**

Davis Lake Community Association was unsuccessful in meeting its 30% quorum requirement of owner participation to hold an election for the Board of Directors. Our office counted 201 ballots received of the 256 that are needed. A HUGE thank you to all who participated and we kindly request that you participate again.

Davis Lake's governing documents call for a subsequent election whereby the quorum requirement is lowered to 15%. Since the HOA was able to obtain that number of ballot votes at the initial election, we are optimistic we can reach this new goal but we won't be successful without your help.

We are excited to announce there are 5 candidates for 3 board member seats. Please find enclosed:

- Candidate Bios
- Ballot to vote for three directors

**The voting period ends Friday, April 2<sup>nd</sup>, 2021.** In order to hold a successful election, we must receive ballots from at least 15% of the community. Please vote now in one of the following ways:

- Email cell phone image of your signed ballot to [admin@hawthornemgmt.com](mailto:admin@hawthornemgmt.com) or scan attachment of the ballot to the same email address.
- If you have a registered Davis Lake website account, please vote online
- Hand deliver your ballot to the clubhouse office or place it in the mail drop slot located to the right of the clubhouse front doors.
- You may also mail your ballot to PO Box 11906, Charlotte, NC 28220. If you use this method of delivery, please mail your ballot as soon as possible to ensure it is received and counted by April 2<sup>nd</sup>, 2021. Please allow plenty time as the USPS is experiencing delays.

**Please send your ballot as soon as possible so that the HOA can account for meeting the 15% quorum requirement. Again, it should be received before Friday, April 2<sup>nd</sup>, 2021 when the voting period ends.**

Sincerely,

The Davis Lake Board of Directors and Hawthorne Management Company



## Action by Written Ballot to Elect Directors

N.C.G.S. §55A-7-08

March 10, 2021

The terms of three current members of the Board of Directors of the Association are expiring this year. The Board of Directors requests that the Voting Member cast their vote by marking and returning this ballot. Only one ballot per lot should be returned.

The following persons have been properly nominated as candidates. **You may vote for up to but not more than three (3) of the candidates.** The law requires that we provide you an opportunity to vote FOR or AGAINST each candidate.

Nominees: (listed alphabetically)		Vote for up to 3 Directors:	
1.	Bruce Auerbach	For ____	Against ____
2.	Victor Bubuioc	For ____	Against ____
3.	Leopoldo Echevarria	For ____	Against ____
4.	David LaLama	For ____	Against ____
5.	Harvest Tucker	For ____	Against ____

In order to be counted, this Written Ballot must be received by the Association on or before April 2<sup>nd</sup>, 2021. Please return this ballot in one of the following ways:

- Email to [admin@hawthornemgmt.com](mailto:admin@hawthornemgmt.com)
- Hand deliver to the clubhouse office or place in the mail drop slot to the right of the clubhouse front doors
- Mail to PO Box 11906, Charlotte, NC 28220. Please allow plenty mail delivery time so the ballot is received and counted on Friday, April 2<sup>nd</sup>, 2021.
- If you have a registered Davis Lake website account, you may vote online

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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



Meet the 2021 Board Member Candidates for Election  
Listed in alphabetical order



**Bruce Auerbach**                      **9628 Highstream Ct**

Dear Davis Lake Residents,

My wife Jennifer and I have lived in Davis Lake for nineteen years and for most that time our daughter Abigail lived with us – though she is now grown and married and moved out of town. For several years she competed on the swim team and during that time I volunteered as a timer, finish judge and other things. Jennifer and I have volunteered to help with a number of neighborhood needs in addition to the swim team. My main contributions have included serving on the Architectural Review Committee for four years and eight years on the Davis Lake Board.

I've truly enjoyed serving on the Board and I hope to continue for at least another term. A lot has been accomplished during the past eight years, but there's always more to do and I enjoy volunteering. One of my primary goals if elected, is to look for ways to generate more community involvement in the planning undertaken by the Board. We need more community input and participation in the continued growth, beautification and overall enhancement of Davis Lake. I'm proud of the work I've contributed here, though there's often need for improvement. I'm especially proud of our significantly strengthened financial stability, and we've been able to achieve that status without increasing HOA dues.

I remain excited about being part of our future, and I think that future is bright.

Thank you for the opportunity to serve.



**Victor Bubuic**                                      **9301 Harris Glen Dr**

Serving on the DLCA BOD would allow me to amplify continued efforts in making Davis Lake an excellent and welcome home for all residents. Since moving to Davis lake in 2015, you likely seen our family walking around the community with a caravan of 3 dogs and two children. We truly love and enjoy all our neighbors, many of whom are great friends, and feel most fortunate to be part of this community. For me, joining the BOD is a way to give back to the community and help make it even better.

I have a fairly diverse background that will undoubtedly be of high value to the BOD and community at large. I have a business degree from Brevard College and MBA from Western Carolina University. I moved to Charlotte in 2013 to open three Wingstop franchise locations. At the same time, I started a digital marketing agency, Overtop Media - this is my day job. I've been volunteering for and serving on the Board of Directors for Moldova World Children's Fund since 2009. MWCF is a NC based nonprofit organization focusing on relieving suffering and improving the lives of children in Moldova. Other BOD members include NC Secretary of State and multiple US ambassadors to Moldova.



When I was only 16yo, I moved to US to continue my education. My family stayed in Moldova. MWCF and US-based friends helped sponsor my move and education. Seeing firsthand how strangers across the ocean help others in need has had a deep impact on my personal life and inspired me to dedicate my own life and efforts to serve others. I'm certain that serving on the DLCA BOD would be a natural fit and an excellent way for me to continue on my path to help and improve our community.

Difficult situations are great learning experiences. Fortunately/unfortunately, I've had plenty. A recent situation involved complex logistics in moving medical supplies to Moldova from NC. With over 20 years of projects, we learned that one of the more difficult parts of doing good is the ability to deliver necessary supplies where they're needed most. The need to find the lowest cost (or free options) so we can do the most good is essential for our success. To accomplish this, we work/collaborate with numerous organizations and individuals across many countries; this includes state and local governments. I'm proud to be involved in these essential efforts. If elected, I look forward to the challenges faced by DLCA and the opportunity to effectively deal with them promptly. Thank you for your consideration.



**Leopoldo Echevarria**

**4625 Bridle Ridge Ln**

Davis Lake is a beautiful neighborhood for some, an investment for others but I call it home. I lived in New York for 22 years and for the past 15 years, I've created many unforgettable memories with my family here. This year my wife and I celebrate our 36th anniversary and look forward to many more happy years. My oldest daughter and son found their other half and got married during our time here. The clubhouse at Davis Lake has been the heart of many parties where we've celebrated our milestones. From birthdays to graduations and the most recent baby showers, these are moments to be forever cherished. Davis Lake is all our youngest daughter knows as home because she grew up here. After all this, I can whole-heartedly recommend Davis Lake as not only a beautiful place to raise a family but one that will create everlasting memories.

During my former membership with the Board of Directors, I was privileged to be involved with the community. I feel my strong leadership skills can motivate positive change. I've also run sunrise properties for the past 15 years and offer guidance through my work and expertise in Real Estate and Insurance. If I were elected, my focus would be to improve our community infrastructure and sports fields. I believe doing this would enhance our property value and be in the best interest of our community. I don't just want to be your neighbor I want to be your voice.



**David LaLama** **9804 Steed Ct**

I have lived in Davis Lake since 1995 and been on the Davis Lake Board for the past few years. Currently, I am in the VP position on the Board and have held the Secretary position as well. Along with volunteering for the Board, I am also a member of the Davis Lake Architectural Review Committee. I joined the Board to gain an understanding of how the Board works and to have a voice for the residents to keep the neighborhood a desirable place to live.

There are many challenges facing the Davis Lake neighborhood. They include: keeping up with the surrounding changes happening just outside our neighborhood and the impact it has on us. Updating the architectural standards for remodeling and maintenance of our homes to reflect today's preferences. Determining capital improvements not just to maintain but to improve the neighborhoods. Review the long term contracts the HOA has entered into with landscaping, pool maintenance and management companies. Creating a Neighborhood Watch program and determine the annual HOA operating budget.

Over the past few years, Davis Lake has made a substantial investment in improvements and maintenance so the neighborhood will continue to be a desirable place to live. For example: Installing all weather boards at the pool deck and lake gazebo, repaving of trail paths and sidewalks, installing benches along the parkway, improved electronic security around the neighborhood, installing pickle ball lines at the tennis courts, new retaining walls around the neighborhood and park, keeping our neighborhoods' green canopy in good health, improvements made for rain runoff and drainage and one of our major annual projects is pool repairs, maintenance and improvements.

So in these few words, I would like to continue on with the board because I feel we have made progress maintaining and improving our neighborhood and my past experience will help guide in determining future projects.



**Harvest Tucker** **9307 Pebble Creek Way**

I have lived in Davis Lake for four years. My community service experience includes Red Cross Youth Board, Hansberry-Sands Theatre Board, and the ultimate community service organization, US Army.

I served on the Red Cross Youth Board as a teenager when the Red Cross had youth volunteers known as candy-stripers working at local hospitals. The board facilitated activities such as the Angel Tree project at local malls during the holidays, as well as holiday parties for veterans at the VA hospital. I was president of the Youth Board for two years.

The Hansberry-Sands Theatre Board promoted minority theatre arts in Milwaukee, WI. On that board, I assisted with bringing minority playwrights and their works to the Milwaukee theatre community. I helped coordinate fundraising activities such as our annual Red and White Ball.

My military experience consists of being a commissioned officer with a rank of 2nd Lieutenant and a veteran of the Persian Gulf War. I am currently a Sr Associate in risk at a local Charlotte bank. I want to join the board and be active in the continued development of Davis Lake.