

CANDIDATES' STATEMENTS

Attached are the written statements from the Candidates for the 2025 CMA Board of Directors Election. The statements are included in alphabetical order by last name. You can click on the name below to go directly to that Candidate's Statement. The Statements are included here as they were received with names/lot added in the upper left corner. No other changes have been made to the content or formatting.

Additionally, video presentations are available from the Meet the Candidates event that was held on Saturday, August 16, 2025. These are available online at

<https://coolfontmountainside.com/2025/08/18/meet-the-candidates-8-16-25/>.

David Creason, F-2, F-3

Eric Deglau, E-6, S-6

Jaron Ervin, N-4

Evelyn Israel, K-17

Ian Joseph, C-3

Eric Lienhard, G-5

Matthew Malamud, E-5

Travis Martz, D-1, D-7

Norm Rosenberg, K-9

Heidi Splane, G-5

1. Please relay your relevant qualifications, related professional and/or life experience that would support your position if elected to the Board.

I earned a Bachelor's degree in Engineering, then served the federal government for over 30 years as a senior programmer/analyst on very large federal case management and financial systems. Both my education and work experience focused on problem solving – identify the problem, define the scope, develop possible solutions, develop and test the selected solution, implement, and verify successful operation.

I approach issues at CMA the same way. The finance options are included in the process and as the limiting resource, play a major role.

My economics classes, particularly engineering economics, not only gave a very good understanding of finances but also gave me a very good understanding of the time value of money. So when CMAWS found a 10 year loan at 3% for the lagoon project, I argued strenuously in favor of the loan and against using reserve funds, a commercial loan, or a special assessment. Most of the W&S committee already agreed, and we eventually convinced the entire committee. As I said then and since, if someone offers you a very low interest loan – take it. Special assessments should always be the last resort or not selected at all.

2. How much time have you, personally, given to CMA over the past three years? Please speak to your time 1) personally occupying your property, 2) volunteering on task forces and committees, and 3) attending CMA community events.

- 1) *Now that we have finished refurbishing our home and I've retired, in 2025 we stay in our CMA home more than half the nights and since May we have stayed here every night. In 2023 and 2024 we spent about 50% of our time here at CMA.*
- 2) *All told, I volunteer 30-50 hours/week between May and September inclusive, and 20-30 hours/week during other months. As a Director, I have never missed a Board meeting. Since we have been unable to find a local resident to operate the pool, I operate it with the help of one or two CMA volunteers. I have done so in 2023, 2024, and now in 2025. I devote at least 20 hours/week to running the pool. All my pool time in 2023 and half of 2024 was strictly volunteer. Beyond my CPO responsibilities, several times over the summer I'll spend 10-20 volunteer hours on repairs and equipment replacement when we can't find a local tradesman. I am also on the W&S committee and occasionally assist Cathy with repairs and troubleshooting, I am on the Finance committee, the Barn task force, and serve as a Board Director with required time growing every month.*
- 3) *I have attended nearly every CMA community event since 2018, with the exception of a few pot lucks between 2018 and 2022. I have helped with setup and breakdown at holiday events, and I've voluntarily operated the pool for CMA events held there after hours. We held our first CMA pot luck at our home in July 2025. We had a great time and look forward to hosting again!*

3. CMA is a mixed community, comprise of 146 homes supporting full time residents, part-time residents, owner-managed short-term rentals, and corporate-managed short-term rentals. Due to increased occupancy in recent years and an aging infrastructure, we find ourselves grappling with many concurrent problems. These problems are creating conflict among owners and general community upset. What specific experience do you possess to problem solve on this scale; and, if elected, what is the right first action you would wish to take?

I will encourage the Board to have more information sessions like the recent session, so members can be aware of the issues and details, and then operate on facts. We need to work with the community to understand our governing documents. Mis-information is fracturing our community and must stop. Most of the conflict is being generated by a small group of less than 10 disaffected owners that are making false statements to scare rental owners, blame the Board, ignore the governing documents, and stir up anger – all in an attempt to get support for the agenda of the afore mentioned disaffected owners. The truth is the majority of rental owners have already submitted GRH applications and they have been approved.

4. With many critical issues before us at this time, name the most pressing issue in your estimation, and the contribution you intend to make toward its resolution.

Before 2025, I would have said the lagoon and refurbishment of the reservoirs. But the W&S committee and this Board have nearly completed those critical infrastructure projects in 2025. The next priority includes the W&S committee plans for specific cost-efficient upgrades to the water distribution system, all designed to save costs and increase reliability and problem detection. Now that the critical infrastructure projects are nearly complete – with very significant savings over previous estimates (think \$150k vs a multi-million dollar solution offered in the RKK study) – we can focus on the sports courts and the barn. Inspections and evaluations of options have been ongoing and we have some very good options for both, so now we need to develop finance options. Some money has been saved in reserves for these projects but it is likely not enough. While some candidates are quick to suggest \$10,000 per lot special assessments, those should be the last option, not the first. Special Assessments not only demand significant sums of money from home owners, but are also a serious hit to the community's reputation for good financial management and will negatively affect home values.

5. Board members of a large community HOA must make decisions for the good of the whole (i.e., not just the group with whom they identify the most). At a time of painful division and a need for comprehensive decision-making, what mode of personal conduct would you adopt to ensure your personal impartiality and care for the community as a whole?

Rely on and follow the governing documents. As a Director, personal opinions do not matter. Seek legal counsel when necessary due to lawsuit threats or controversial topics. We all need to remember two things: 1) the loudest voice does not speak for all; and 2) false claims and slanderous statements do not become true simply because they are repeated frequently.

CMA Board Application for Eric Deglau:

1. I am a mechanical engineer by education and was a residential builder for approximately 25 years. I developed subdivisions previously and understand the current issues regarding the septic system. I understand construction bids, have dealt with subcontractors, and understand the actual processes involved for the infrastructure of a neighborhood. I currently work in commercial construction, so I deal with much larger General Contractors.
2. I have spent many hours in Coolfont, for the last 3 years as my wife and I built our house ourselves. We spent many weekends here working on the house. We rented Airbnb's in the neighborhood before our house was livable to complete the work. Due to having full-time jobs during the week and the noise restrictions on the weekend, it took a long time to complete the house. Our house was just completed in 2025, but we still emailed Gary Farmer to volunteer to help with the barn as we felt it was an important fixture in the community. My wife and I are on the barn committee currently. We have not been able to attend many social events because last year, two of our children were college athletes; one in the fall for football and one in the winter and Spring for Track and Field. We attended their sporting events which limited our time here on Saturdays for events.
3. I owned an Airbnb in Annapolis, while my daughter attended the Naval Academy and was involved in the process of establishing regulations on rental properties there. I agree they are needed here and have experience in establishing such rules and regulations. I think it is important to begin with community discussions prior to implementation of rules for those who wish to be involved, which necessarily means considering views contrary to your personal views. However, there is no way to know the desires and feelings of the community without involving them first. Passing the rules, sending out violations and then asking for discussion does not allow for open communication in my opinion. I believe having a meeting to determine the priorities of the community would be the first thing, but equally as important is educating the community on the most significant future financial issues such as the sewage system.
4. I think the most significant issue currently is the aging infrastructure. This must be viewed both while considering the impact of short-term rentals but also full-time residents. A thorough analysis of the use of the system and cost options for the

future need to be studied and communicated to the community. The community needs to understand and expect that a special assessment may possibly be necessary as every owner has the right to live in their home full-time if they choose and our sewage system needs to be expanded.

5. I would like to listen to the positions of people who live here full-time, people who have been here for years, people who rent and people who are new to the community. After hearing from those willing to communicate, I would like to apply common sense to the individual issues: pool pass system, short term rentals, infrastructure, volunteer opportunities and sports facilities. After gathering this information, I would like the community to have committees to review the ideas raised for each topic. Then, I would like a list of options offered for each topic and voted on by the community separately such that each issue was a separate vote. It would assist in clarity and allow people to have common ground on some issues even if not on all. While the Board has authority to enact rules and regulations that apply to all owners getting their input in advance would allow for ideas of those beyond the Board. Furthermore, it would engage the Community since any rules and regulations regarding rentals must come from 2/3 of the membership.

Questions for CMA Board Candidates 2025

Compose your answers to each of the five questions below. Send (as a PDF attachment) to Georgia Lowman (lwmn112@gmail.com) for inclusion in the ballot no later than end of day, August 10th.

In this same email, let us know whether you will be attending our Meet the Candidates event via Zoom or in person. If you are not able to attend the Meet the Candidates event, in either form, include (with your PDF return) a video presentation of your composed answers, for playback at the event and inclusion on the CMA website afterward.

Prepare your delivery of your presentation (timed in under 6 minutes) for our August 16th Meet the Candidates event. We only have up to 6 minutes to offer each candidate and a timer will declare “time’s up” when that marker arrives; so we encourage preparation in advance with a time-device. All presentations (Zoom and in-person) will be videoed for inclusion on the CMA website afterward.

1. Please relay your relevant qualifications, related professional and/or life experience that would support your position if elected to the Board.

I have both the education and experience that would be invaluable to our Association. I obtained my bachelor’s degree in financial economics and spent some years early in my career working with a Fortune 100 investment bank. Since then, I have spent the last 5 years as a Director and Treasurer for my local community Association, during which I developed a streamlined audit process to ensure accurate payments from members and vendors. I am also the founder and President of a local 501(c)3 non-profit. Both of these experiences involved extensive writing, revising, and interpreting bylaws.

2. How much time have you, personally, given to CMA over the past three years? Please speak to your time 1) personally occupying your property, 2) volunteering on task forces and committees, and 3) attending CMA community events.

With less than 2 years of ownership, the bulk of our time has been spent repairing our aging home to meet our community standards. We have worked with and contributed to local charities and festivals downtown, and I look forward to the opportunity to increase my level of service to the community in the coming years.

3. CMA is a mixed community, comprise of 146 homes supporting full time residents, part-time residents, owner-managed short-term rentals, corporate-managed short-term rentals. Due to increased occupancy in recent years and an aging infrastructure, we find ourselves grappling with many concurrent problems. These problems are creating conflict among owners and general community upset. What specific experience do you possess to problem solve on this scale; and, if elected, what is the right first action you would wish to take?

My experience as a Director of our local Community Association has given me ample opportunity to navigate tensions surrounding differing points of view within a neighborhood. If elected, the first step I would take is to propose a joint committee with both board and general members to address the actual issues within the community and create recommendations to mitigate them.

4. With many critical issues before us at this time, name the most pressing issue in your estimation, and the contribution do you intend to make toward its resolution.

First and foremost, I seek to mend the divide in this community. As both a part-time resident and owner-managed short-term rental, I understand both the desire to maintain the appeal of this community that drew us towards it to begin with, and the rights of owners to make decisions regarding their property use. I believe open communication is a major first step in achieving that.

5. Board members of a large community HOA must make decisions for the good of the whole (i.e., not just the group with whom they identify the most). At at time of painful division and a need for comprehensive decision-making, what mode of personal conduct would you adopt to ensure your personal impartiality and care for the community as a whole?

As a member of both the part-time residents and short term rentals factions, I would approach any and all issues with the goal of maintaining the unique culture of the community, growing benefits for all residents, and preventing the alienation of any one group of owners over another.

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1. Please relay your relevant qualifications, related professional and/or life experience that would support your position if elected to the Board.

As an urban/regional planner and designer, my professional work has not only centered on finding community supported outcomes, but also leading planning and development projects; evaluating complex design and infrastructure proposals, including their impacts to a city; negotiating mitigations to impacts and design modifications; mediating fractious and contentious groups and building consensus in order to find solutions to planning and design problems; and writing regulations, policies, and guidelines. Throughout my career, I’ve been a solutions-oriented leader. When stakeholders are at odds, I’ve positioned myself to look outside the box for solutions to lead stakeholders beyond impasses for development to proceed (and this includes compromising my own position for the greater good). Further, I have previously served on non-profit boards, including as an executive officer.

2. How much time have you, personally, given to CMA over the past three years? Please speak to your time 1) personally occupying your property, 2) volunteering on task forces and committees, and 3) attending CMA community events.

Since purchasing our home in December 2023, my husband, two young daughters, and I have loved spending as much time as we can reasonably can muster away from our primary residence and work in the breathtakingly beautiful and peaceful Coolfont Mountainside community. We generally try to come on average of one weekend a month, with a few longer stays throughout the year, although our family attests that it is never enough. We've attended numerous potlucks at the barn and pool, and volunteered as a family and individually at pool cleanups. I regularly attend Board meetings (most often via Zoom), and Special Meetings/Information Sessions, initially as an opportunity to meet our community, as well understand its dynamics and policies.

It has become increasingly clear that my involvement in the community needs to morph in order to forge a dialogue with more respectful communication and mediate between neighbors so that we can re-establish what Coolfont is intended to be - a peaceful *community*. This "community" has been lost in the past handful of months, which is a detriment to us all, owner-occupied and renters alike. But even differentiating between owner and renter establishes a false dichotomy that adds to the vitriol that has proliferated recently. Solutions raised regarding the hostile discourse on short-term rentals (and at the heart of the issue, impacts to our infrastructure, garbage, noise) have been binary (and not truly solutions at all). But, through compromise and a healthy dialogue, alternative solutions exist. I'm confident that consensus can be reached by altering how we communicate (it is clear that email does not work) and brainstorming and debating new solutions.

3. CMA is a mixed community, comprise of 146 homes supporting full time residents, part-time residents, owner-managed short-term rentals, corporate-managed short-term rentals. Due to increased occupancy in recent years and an aging infrastructure, we find ourselves grappling with many concurrent problems. These problems are creating conflict among owners and general community upset. What specific experience do you possess to problem solve on this scale; and, if elected, what is the right first action you would wish to take?

Community (or developer) upset is the name of the game in my professional work on projects that are often upwards of hundreds of millions, and sometimes billions of dollars. As noted in my previous answers, navigating conflict and finding solutions is regular part of my daily job. How we communicate must change. We need a different forum than email to air our grievances and debate policy (or even understand policy). Monthly meetings outside of Board meetings is a tremendous step in the right direction. Discussing history and why certain decisions were made is vital, but also is an open forum to discuss all the good and bad actions lately (raising hands over Zoom doesn't lend itself well - there are alternative discussion models that facilitate respectful, yet honest, dialogue). While the rental policy was discussed over many Board meetings and noted in emails, it is clear that some community members were caught off guard by the rental violation letters, and similarly clueless about the initial pool fee, which morphed into the altered pool pass system. As the vast majority do not attend Board meetings where policy decisions are made, and many don't read emails (where sometimes policies are transmitted), we must take a multi-pronged communication approach to reaching community members, particularly when important policy decisions are made. Perhaps, even mandatory attendance for a designated number of Board meetings could be required for each home if all else fails with future communication.

4. With many critical issues before us at this time, name the most pressing issue in your estimation, and the contribution do you intend to make toward its resolution.

The most pressing issue is the deep divisions in the community and the need to mend the fissures. As I have discussed in my responses to the previous questions, my ability to facilitate a healthy dialogue and find solutions may help resolve such needs.

5. Board members of a large community HOA must make decisions for the good of the whole (i.e., not just the group with whom they identify the most). At a time of painful division and a need for comprehensive decision-making, what mode of personal conduct would you adopt to ensure your personal impartiality and care for the community as a whole?

Fiduciary responsibility requires one to look beyond your own interests and make decisions for the greater good, which I of course would hold myself to, as I have in my professional life. Negotiation and compromise in my job has required me to make impartial decisions based on the needs of the community as a whole, I would continue to hold that standard, as I also have serving on previous boards at non-profits.

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1. Please relay your relevant qualifications, related professional and/or life experience that would support your position if elected to the Board.

I bring over 20 years of leadership experience in banking, finance, and large-scale project management. As a Senior Vice President in commercial banking, I've managed multi-million-dollar budgets, negotiated complex agreements, and helped organizations plan for long-term stability. I've also held multiple board leadership roles, including serving as Board Chairman for the Washington Area Community Investment Fund and Secretary for the Housing Board of Charles E. Smith Life Communities. Earlier in my career, I worked as a project manager for a national construction firm, overseeing major infrastructure projects from start to finish. At CMA, I've been a member of the Finance Committee and have spent the past year shadowing our Treasurer, gaining a detailed understanding of our budget, reserves, and financial processes. I also served on the 2025 Pool Pass Committee, giving me hands-on experience with operational and community policy issues.

2. How much time have you, personally, given to CMA over the past three years? Please speak to your time 1) personally occupying your property, 2) volunteering on task forces and committees, and 3) attending CMA community events.

I first came to CMA in 2020 as a renter and purchased my property in 2023. I completed my home in 2024 and now live here part-time. Since becoming an owner, I have been actively

engaged in our community — serving on the Finance Committee, shadowing the Treasurer, and volunteering for the Pool Pass Committee. I also attend Board meetings and community events whenever possible, such as the 2024 end of pool closing, as I believe that showing up and listening to neighbors is essential to understanding the needs of our community.

3. CMA is a mixed community, comprise of 146 homes supporting full time residents, part-time residents, owner-managed short-term rentals, corporate-managed short-term rentals. Due to increased occupancy in recent years and an aging infrastructure, we find ourselves grappling with many concurrent problems. These problems are creating conflict among owners and general community upset. What specific experience do you possess to problem solve on this scale; and, if elected, what is the right first action you would wish to take?

Throughout my career, I've solved complex problems by bringing people together, listening to diverse perspectives, and finding balanced, fact-based solutions. In banking and on nonprofit boards, I've managed situations where multiple stakeholders had competing priorities, and success depended on building consensus and making decisions in the best interest of the whole. If elected, my first priority would be to help the community develop balanced, enforceable rental policies that address legitimate concerns such as noise, parties, and pool overcrowding, while also respecting property rights. The key will be listening to all sides and crafting solutions that reduce conflict and restore harmony.

4. With many critical issues before us at this time, name the most pressing issue in your estimation, and the contribution do you intend to make toward its resolution.

I believe our most pressing issue is strengthening community trust and unity while addressing the strain on our shared spaces and infrastructure. My contribution will be to support transparent decision-making, apply financial discipline, and help create clear, fair policies that keep CMA a safe, enjoyable place for all residents — whether full-time, part-time, or rental guests.

5. Board members of a large community HOA must make decisions for the good of the whole (i.e., not just the group with whom they identify the most). At at time of painful

division and a need for comprehensive decision-making, what mode of personal conduct would you adopt to ensure your personal impartiality and care for the community as a whole?

My commitment is to listen to all voices, seek out the facts, and make decisions based on what is best for CMA as a whole. I understand that as a Board member, my role is to serve the entire community, not just those with whom I most identify. I will approach each issue with an open mind, communicate respectfully, and prioritize the long-term health and stability of CMA above all else.

Eric J. Lienhard, PE

Coolfont Mountainside Association Board Candidate

Dear CMA Board, Nominating Committee and Members,

Thank you for the opportunity to share my background, perspectives, and vision as a candidate for the CMA Board of Directors. I appreciate the thoughtful questions posed, which touch on key issues facing our community. Below are my candid and considered responses, reflecting my commitment to responsible governance, member engagement, and addressing our most pressing challenges.

1. Please relay your relevant qualifications, related professional and/or life experience that would support your position if elected to the Board.

I am a licensed Professional Engineer in five states and the District of Columbia, with decades of experience in the operation and management of water and wastewater systems, critical infrastructure owned and maintained by CMA. I previously served on the CMA Board and currently serve as a Director (and former six-year President) of my 773-member HOA in Silver Spring, Maryland. I also served four years on the Board of the Washington Metropolitan Chapter of the Community Associations Institute (WMCCAI) and was honored as the 2024 Committee Member of the Year for leading the update of their strategic plan and vision.

My background combines technical expertise, fiscal oversight, and community leadership—skills directly applicable to CMA's needs.

2. How much time have you, personally, given to CMA over the past three years? Please speak to your time 1) personally occupying your property, 2) volunteering on task forces and committees, and 3) attending CMA community events.

Since 2019, my wife and I have been active part-time residents and non-renting owners. While on-site, I have invested significant time maintaining and improving our property, engaging with neighbors, and attending community meetings. I served on the Business Use of Property Task Force and currently sit on the committee reviewing and updating our Bylaws. My wife and I also hosted CMA's first community brunch, fostering neighborhood connections and community spirit. In addition, I have monitored Board actions, reviewed governing documents, and contributed research and analysis to ensure our operations remain compliant with our Bylaws. These efforts reflect my

ongoing commitment to understanding our infrastructure challenges and advocating for sound governance practices that benefit all members.

3. CMA is a mixed community, comprise of 146 homes supporting full time residents, part-time residents, owner-managed short-term rentals, corporate-managed short-term rentals. Due to increased occupancy in recent years and an aging infrastructure, we find ourselves grappling with many concurrent problems. These problems are creating conflict among owners and general community upset. What specific experience do you possess to problem solve on this scale; and, if elected, what is the right first action you would wish to take?

I have extensive experience leading multi-stakeholder projects where priorities conflict, requiring both technical problem-solving and consensus-building. My approach is fact-driven, rooted in thorough research, clear communication, and adherence to governing documents, which reflects my engineering approach.

If elected, my first action will be to establish a clear, long-term plan to address our aging water and wastewater infrastructure. This includes assessing system conditions, prioritizing investments, and ensuring funding strategies are transparent and equitable. Without reliable, safe drinking water, our community cannot thrive, whether members are full-time, part-time, or renters.

4. With many critical issues before us at this time, name the most pressing issue in your estimation and the contribution do you intend to make toward its resolution.

The most pressing issue is the condition and reliability of our water system. It is the foundation of life on the mountainside and essential to property values and livability. My contribution will be to lead an evidence-based infrastructure assessment, identify funding options that protect members from sudden, large assessments, and ensure that all decisions are communicated clearly to the membership. My engineering expertise, combined with prior Board experience, allows me to bridge the gap between technical requirements and sound financial management.

Another important challenge is how we address the impacts of rentals, most particularly “corporate-managed” short-term rentals whose primary purpose is profit. I am pro-rental, and our governing documents clearly allow them. The real issues we face are noise, overcrowding at the pool, parking strain, all of which are not inherently rental-specific, and our policies the current board have put in place reflect that. I believe effective governance comes from clear, enforceable policies grounded in our duly adopted governing documents, not from selectively enforcing or relying on documents of questionable authority. As a Board member, it is my responsibility to ensure we

govern and enforce the duly adopted documents. Governing from house rules or what people “believe” or hope to be true is not governance at all.

Community input and engagement are essential to this process, they help take the emotion out of the conversation, ensure all perspectives are heard, and create solutions that have broad support. Addressing community impacts through fair, consistent rules will better serve the interests of all owners, whether full-time residents, part-time owners, or rental operators.

5. Board members of a large community HOA must make decisions for the good of the whole (i.e., not just the group with whom they identify the most). At a time of painful division and a need for comprehensive decision-making, what mode of personal conduct would you adopt to ensure your personal impartiality and care for the community as a whole?

Impartiality begins with a commitment to representing the interests of the entire membership—not just one group. I will evaluate each decision against three standards:

- (1) Does it comply with our governing documents and applicable law?
- (2) Is it fiscally responsible?
- (3) Does it serve the long-term health and safety of the community?

I will listen to all perspectives, disclose any potential conflicts, and explain Board decisions openly so members understand not just what was decided, but why. My goal is to restore trust by pairing fairness with transparency.

I understand that some may perceive my efforts as causing disruption or division. This is far from the truth. My position has been consistent: we must act strictly within the governing documents that have been duly adopted. The Board has a fiduciary responsibility to uphold those documents.

When the Board steps outside the “four corners” of these documents to impose unilateral restrictions, I take serious issue with that approach. Discrimination has no place at CMA, and I will always stand firmly against any unfair treatment of any group, especially when questions of governance, legitimacy and authority arise.

Maintaining impartiality means ensuring fairness, upholding the rule of law in our community, and protecting every member’s rights equally. My ethical compass and experience underscore my willingness to advocate for fairness and transparency, even when it involves challenging the status quo.

In conclusion:

I am deeply committed to serving the Coolfont Mountainside community with integrity, transparency, and focus on the issues that matter most, especially our critical infrastructure and fair, consistent governance. With my technical expertise, leadership experience, and unwavering dedication to upholding our governing documents, I am ready to work collaboratively for the long-term health and sustainability of our community with the goal of leaving CMA better than we found it.

I respectfully ask for your vote so together we can ensure that CMA remains a safe, vibrant, and welcoming place for all members, now and for generations to come.

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1. Please relay your relevant qualifications, related professional and/or life experience that would support your position if elected to the Board.

I have been a member of the Coolfont community for 10 years. When I’m not relaxing on the mountainside with my family, I’m an award-winning communications expert with over two decades of experience working for national member advocacy organizations and federal government agencies in the national capital region. This experience includes providing strategic planning and strategic communications consultation, for which I have had to understand and be able to communicate legal and policy-related issues. I’m currently serving a two-year term on the board of the nonprofit Capital City Symphony.

2. How much time have you, personally, given to CMA over the past three years? Please speak to your time 1) personally occupying your property, 2) volunteering on task forces and committees, and 3) attending CMA community events.

Our property in Coolfont is a vacation home for our family. We average at least one long weekend visit every month. But we stay longer around the Christmas/New Year’s holidays and in the summer. My husband previously served for several years on the Development and Architectural Control Committee. I have

not previously served on any task forces or committees, and we have had little time to attend community events in recent years, in large part due to being the parents of two children under the age of six.

3. CMA is a mixed community, comprise of 146 homes supporting full time residents, part-time residents, owner-managed short-term rentals, corporate-managed short-term rentals. Due to increased occupancy in recent years and an aging infrastructure, we find ourselves grappling with many concurrent problems. These problems are creating conflict among owners and general community upset. What specific experience do you possess to problem solve on this scale; and, if elected, what is the right first action you would wish to take?

As a communications expert, I appreciate the need to understand and always respect different perspectives, as well as work to achieve common ground. With regard to making changes to community policy, I appreciate the need to manage expectations by preparing stakeholders for any changes, managing the change, and sustaining the change. The first action I would wish to take if elected would be to reiterate to the community the way I will approach serving as a board member (see my response to Question 5) and let people know that my “door” will always be open to their thoughts and concerns.

4. With many critical issues before us at this time, name the most pressing issue in your estimation, and the contribution do you intend to make toward its resolution.

I believe the most pressing issue the community faces is the condition and management of our infrastructure. If I should serve on the board, I will advocate for a proactive approach; I believe in the old adage: an ounce of prevention is worth a pound of cure.

5. Board members of a large community HOA must make decisions for the good of the whole (i.e., not just the group with whom they identify the most). At a time of painful division and a need for comprehensive decision-making, what mode of personal

conduct would you adopt to ensure your personal impartiality and care for the community as a whole?

Should I serve on the board, I would take very seriously my fiduciary responsibility to all members of the community, and I would bring a pragmatic, consensus-driven approach to transparently governing and addressing the common challenges we all face as a community. People who know me can attest to my values—I follow the golden rule and I’m passionate about justice, fairness, and equity—and my ability to conduct research, analyze information, ask probative questions, listen intently, and make informed decisions.

Questions for CMA Board Candidates 2025

Compose your answers to each of the five questions below. Send (as a PDF attachment) to Georgia Lowman (lwmn112@gmail.com) for inclusion in the ballot no later than end of day, August 10th.

In this same email, let us know whether you will be attending our Meet the Candidates event via Zoom or in person. If you are not able to attend the Meet the Candidates event, in either form, include (with your PDF return) a video presentation of your composed answers, for playback at the event and inclusion on the CMA website afterward.

Prepare your delivery of your presentation (timed in under 6 minutes) for our August 16th Meet the Candidates event. We only have up to 6 minutes to offer each candidate and a timer will declare “time’s up” when that marker arrives; so we encourage preparation in advance with a time-device. All presentations (Zoom and in-person) will be videoed for inclusion on the CMA website afterward.

1. Please relay your relevant qualifications, related professional and/or life experience that would support your position if elected to the Board.

I served on the CMA board from Jan 2022 to Jan 2024. Our community faced the same challenges during that two-year span that it does today. I also served on the Recreation Committee (sport courts) and Business Use of Property Committee. In my professional life, I’m a real estate attorney in Maryland. I also serve on one other HOA board.

2. How much time have you, personally, given to CMA over the past three years? Please speak to your time 1) personally occupying your property, 2) volunteering on task forces and committees, and 3) attending CMA community events.

Question 1 answered some of this already. Personally, I don’t feel like the time devoted to CMA over the past three years is relevant given the current strife. CMA needs to strategize for the next 50 years. This is a crucial point to find visionaries that want to devote time to resurrect the CMA community and infrastructure for our kids to enjoy

the same way the children of our longest owning members enjoyed while community wellness flourished.

That being said, I spent time at my property every month. The community events do not work for my family. I did try to organize a 5k run/walk and golf event. I hope to see more recreation like those events along with easter egg hunts for kids and progressive dinners for adults in the future.

3. CMA is a mixed community, comprise of 146 homes supporting full time residents, part-time residents, owner-managed short-term rentals, corporate-managed short-term rentals. Due to increased occupancy in recent years and an aging infrastructure, we find ourselves grappling with many concurrent problems. These problems are creating conflict among owners and general community upset. What specific experience do you possess to problem solve on this scale; and, if elected, what is the right first action you would wish to take?

It's 146 lots. Some have developed homes on the lots and some are still vacant. Prohibited business use on the lots (outside of homes) is clear in our revised 2005 declaration and other governing documents. It is clear the community is bothered by absentee owners that allow individuals to rent with no respect for community decorum. As an owner that actively uses our property while renting to help with the financial burden, I would focus on mediation efforts to ensure all owners respect the beauty of CMA whether it be nature or silence at the appropriate times. In terms of experience, I'm a licensed mediator. I would use those skills to create rules the community will collectively buy into. If elected, I would work to establish trust with all owners so that they feel welcomed and comfortable to speak their mind so we can address all problems known and unknown.

4. With many critical issues before us at this time, name the most pressing issue in your estimation, and the contribution do you intend to make toward its resolution.

The most pressing issue is the destruction of community and general disdain people hold for each other because of a few owners that are not attentive to community decorum. I love learning from our longest owning members, and I love seeing them adapt to the future. My contribution will be to keep listening to our members that have history to share and vision to grow so that I can synthesize the best plan for the 50 years.

5. Board members of a large community HOA must make decisions for the good of the whole (i.e., not just the group with whom they identify the most). At a time of painful division and a need for comprehensive decision-making, what mode of personal conduct would you adopt to ensure your personal impartiality and care for the community as a whole?

I'm unclear why you are asking about impartiality? The board is elected to represent all 146 lots without bias. I would conduct more surveys of the membership to get a true feel of what they want and are willing to spend to make CMA thrive for the next 50 years. I would also meet with members face to face and over video chat to review documents. I've made this overture to many members already.

Thanks for listening and considering.

Travis Martz
24-426-5675

Rosenberg

1. I began my career as a member of the law faculty at the State University of New York at Buffalo School of Law. I left teaching in 1977 and moved to Washington DC to begin a career as a public

interest lawyer. In the 1980's, I directed the Bazelon Center for Mental Health Law, the nation's leading legal advocacy organization for people with mental disabilities. From 1990 to 2003, I served as the director of the New Israel Fund, an American Israeli philanthropy that promotes civil and human rights, tolerance and democracy in Israel. From 2003-2006, I was the President of Parents' Action for Children, a national non-profit dedicated to raising awareness about early childhood development and school readiness. From 2006 to 2023, I had a private consulting practice that provided management assistance to non-profits in the US and the Middle East, . .

My engagements have afforded me the opportunity of a broad range of experiences in management. These include working with large and diverse boards of directors; building and nurturing relationships with high net-worth individuals; foundation, property owners and managers, government officials and advocates; managing complex programs and development departments; overseeing strategic planning processes, messaging, and advocacy campaigns.

I have a reputation for being a strong mediator and negotiator, and a careful listener. I am a problem solver. I believe that's the kind of person needed for this board.

2. CMA is my most time-consuming voluntary activity. Some weeks the lift is light. More recently, the CMA board has taken many hours a week across many weeks. Before joining the board, I was a member of the Business Use of Property Task Force. I have not attended many community events, but that's changing. Both my wife and I recently retired enabling us to devote more time to social events.

3. As a lawyer my primary work has been conflict resolution. I have negotiated settlements of large lawsuits against states, public officials, and institutions. If elected, my priority would be to address the unhealthy rhetoric, innuendos and accusations that have become commonplace in recent days—all of which have the potential of creating lasting damage to our community. It must stop. Toward this end, I would urge the board to schedule a series of "listening" meetings that address the issues that are of most concern to our community. Each of these meetings should end with an action plan and a timetable for delivery. I would also urge the creation of

a board/community task force, drawn from diverse members of the community to mediate the conflict between homeowners who do not rent, those who do and the property owner group. I would keep this group working until the end of the year. With good will and a spirit of compromise, I believe these competing tensions can be mediated.

4. In my opinion, the most pressing issue is the current conflict described above in #3. I believe my background and experiences will serve me well in helping to resolve this conflict.
5. I have a track record of being able to negotiate complicated issues among differing groups of people and reaching resolutions that are accepted by all sides. While I may have personal biases, I am able to put these aside in the interest of solutions that are acceptable to the greater community.

Questions for CMA Board Candidates 2025

1. Please relay your relevant qualifications, related professional and/or life experience that would support your position if elected to the Board.

I am Director of Product Marketing at Oxford Medical Simulation, where I lead large-scale projects, manage budgets, and develop strategic solutions. My background in healthcare innovation and strategic communication, along with my extensive experience in budgeting and long-term planning, equips me to handle complex challenges. I've worked with diverse stakeholders to achieve measurable outcomes, which I believe would be valuable in addressing the needs of our HOA.

2. How much time have you, personally, given to CMA over the past three years? Please speak to your time 1) personally occupying your property, 2) volunteering on task forces and committees, and 3) attending CMA community events.

I currently spend 1-2 weekends a month in the community. In the past, I volunteered to lead the Firewise committee, and I currently assist Dawne Holtz in keeping the CMA website up to date. I believe there should be more opportunities for those who work and cannot be on site to contribute, as well as events tailored to a variety of interests. I would support initiatives that make it easier for all residents to get involved, regardless of their schedules or interests.

3. CMA is a mixed community, comprised of 146 homes supporting full time residents, part-time residents, owner-managed short-term rentals, corporate-managed short-term rentals. Due to increased occupancy in recent years and an aging infrastructure, we find ourselves grappling with many concurrent problems. These problems are creating conflict among owners and general community upset. What specific experience do you possess to problem solve on this scale; and, if elected, what is the right first action you would wish to take?

With increased occupancy and aging infrastructure, our community faces significant challenges that create conflict. My professional experience in managing large projects,

solving complex problems, and balancing competing priorities will help me address these issues effectively. If elected, my first action would be to conduct a comprehensive assessment of our infrastructure needs and engage with residents through open forums to prioritize repairs and upgrades.

4. With many critical issues before us at this time, name the most pressing issue in your estimation, and the contribution you intend to make toward its resolution.

The most pressing issue in our community right now is the deterioration of our infrastructure, especially water, sewer, and recreational assets. Working infrastructure is necessary for all residents, regardless of how they utilize their property, whether residing there full-time, part-time or renting. An infrastructure in disrepair is one of the biggest threats to our property values and the long-term livability of our neighborhood. If elected, I would prioritize developing a sustainable plan for repairing and upgrading these critical systems. I will use my budgeting experience to ensure we approach this with financial responsibility, balancing immediate needs with long-term solutions.

5. Board members of a large community HOA must make decisions for the good of the whole (i.e., not just the group with whom they identify the most). At time of painful division and a need for comprehensive decision-making, what mode of personal conduct would you adopt to ensure your personal impartiality and care for the community as a whole?

The role of the Board is to represent all owners, which means sometimes putting personal feelings aside. The focus should always be on facts and pragmatic solutions to problems, and it's crucial to follow our governing documents and rules. With a large community like ours, not everyone will agree on every issue, but I am prepared to make decisions that fulfill my fiduciary responsibilities, even if it means not having unanimous agreement. My goal will be to ensure that every decision is made with the community's best interests in mind, balancing diverse opinions while adhering to the rules and addressing our shared challenges.