

Craig Goralski

1. How long have you lived in Village Creek?
22 years, I also raised 5 children in Village Creek.
2. How much spare time, or how available are you, on a daily, weekly or monthly basis?
Plenty.
3. What specific experience, qualifications, or skills do you have that would make you a good board member?
I have served on several Boards. I have 40 years of public safety experience. I am also an attorney with HOA experience.
4. Why are you running for a position on the BOD?
To make a contribution to the community.
5. Are you able to escalate enforcement actions to the attorney when necessary?
Board members cannot act unilaterally. This would require a board action and should only be used judiciously.
6. How will you balance personal opinions versus the needs of the association?
Board members must serve the needs of the community, not their personal opinions.
7. In your opinion, what are the biggest immediate and long term issues facing Village Creek today, and what course of action would you suggest to resolve them?
Lack of transparency from the Board. All votes should be in open meetings, not electronically and out of the sight of residents.
8. Will you attend meetings and be responsive to online discussions and decisions?
Of course, as long as board discussions are conducted in accordance with the open meetings act.
9. Who does the Board serve? Management, Residents, the Board itself, or something or someone else?
The board serves the aggregate interests of our residents.
10. Would you continue with online meetings, or would you vote to meet in person, even if it results in higher costs and lower resident participation?
Online meetings are good.
11. What is your position on better enforcement of existing Deed Restrictions (as currently written and agreed to when home is purchased) and the implementation of fines for repeated violations or the first instance of a major violation?
Deed violations should be handled on a case by case basis. I don't believe the HOA should fine their residents. The board should also be very cautious to avoid predatory attorney fees being levied on residents. Liens should also be a very last resort.

Robert Presson

1. How long have you lived in Village Creek?
Since July 5th 2013
2. How much spare time, or how available are you, on a daily, weekly or monthly basis? This should have been happening for years , board members should be available to visit with the homeowners,
I work from home, I'm almost always available
3. What specific experience, qualifications, or skills do you have that would make you a good board member?
Business owner for 25+ years, electrical license 29 years, Turf ag. license 25 years
4. Why are you running for a position on the BOD? Opportunity to better the community.
Increase property values without creating enemies.
5. Are you able to escalate enforcement actions to the attorney when necessary?
Is enforcement the job of the management company?
6. How will you balance personal opinions versus the needs of the association?
I have been a business owner for over 25 years, managing a company is different from managing a single home, this community is a business.
7. In your opinion, what are the biggest immediate and long-term issues facing Village Creek today, and what course of action would you suggest to resolve them?
Properties are aging, we have to keep them up to maintain values of other properties, the club house needs converted.
8. Will you attend meetings and be responsive to online discussions and decisions?
Yes, I intend to open up the FB page owned by 747 homeowners to post questions and discussions, the current situation with the FB page is not community friendly.
9. What is your vision for the future of Village Creek?
A beautiful community with gorgeous parks and large trees covering our roads.
10. Who does the Board serve? Management, Residents, the Board itself, or something or someone else?
The board is supposed to represent the homeowners.
11. What do you feel are the primary purposes and directives of the Village Creek HOA, and of the BoD in particular?
Maintain bylaws but also keep our community friendly. As for the board, management skills are a plus, assignment of committees to let those with knowledge help is the best thing we could do, its never about what you know but who you have on your team, there is no I in Team.

12. Would you continue with online meetings, or would you vote to meet in person, even if it results in higher costs and lower resident participation?
In person meetings would be my preference, the dues are paid by homeowners, homeowners prefer in person meetings. Zoom will be an option for those not able to be there in person.
13. Would you be willing to do away with virtual meetings and go back to meeting in person?
No, we need both for board members and homeowners that travel but want to participate
14. What is your position on better enforcement of existing Deed Restrictions (as currently written and agreed to when home is purchased) and the implementation of fines for repeated violations or the first instance of a major violation?
I am not pro Fine; I personally think that will gap relationships with homeowners. I am pro homeowner; however I do see that some property owners need prodding sometimes, and I also know that times are tough right now, we have a terrible economy .
15. Would you vote to remove all dead plants from the landscape in order to improve the appearance of Village Creek? Yes, bring back a committee of people with vegetation experience, install plants trees and shrubs that have a longer life, stop planting flowers every season. Throwing away good plant, lowering the landscape cost.
16. Do you feel the BoD should spend down our reserves on aesthetic projects, or continue keeping a large reserve to maintain/repair existing assets, like the lake basin, pool house, pool, play structures?
The lake should be mud 5 obligation, as are the streets in VC, I would like to see the pool house added onto to create a community center that people of VC could rent out, if not the current building then build on the property close to the Pool. We need an event center, a venue to increase our values. Dues are fine at the moment, with the upgrades to the pool, the utility bills should be lower, if we cut out wasteful spending on plants and go back with annual vegetation, we should still be able to grow the accounts without raising dues.
17. Should Board Members, as examples for the neighborhood, attempt to be in compliance with all current Deed Restrictions whether they personally agree with them or not and should they not serve on the Board if they are in violation?
Indeed. Lead by example.

Asha Hadley

1. How long have you lived in Village Creek?
I have lived in Village Creek for 10 years. My husband and I are in our 2nd house within Village Creek.
2. How much spare time, or how available are you, on a daily, weekly or monthly basis?
I work part time, so I am available to dedicate weekly and or monthly time to the community and board.
3. What specific experience, qualifications, or skills do you have that would make you a good board member?
20 years in the medical industry has helped me develop a skill for dealing with any and all types of people. My job requires steadfast organization, quick problems solving and the ability to assess all possible outcomes.
4. Why are you running for a position on the BOD?
Serving on the HOA board for Village Creek offers a unique opportunity to directly contribute to the betterment of my community. By joining the board, I look forward to actively participating in decision-making processes that shape the future of our neighborhood, from organizing events and managing resources to implementing projects and initiatives that enhance the quality of life for residents and the neighborhood in general. It's a chance to foster a sense of belonging and community pride, while also gaining valuable leadership experience and making meaningful connections with my neighbors. Ultimately, serving on the board will hopefully allow me to play a meaningful role in creating a beautiful and thriving Village Creek that everyone can be proud to call home!
5. Are you able to escalate enforcement actions to the attorney when necessary?
Yes
6. How will you balance personal opinions versus the needs of the association?
In any well run democracy the needs of the community are paramount over personal needs. I feel as though I am able to do this well by looking at situations objectively versus emotionally.
7. In your opinion, what are the biggest immediate and long term issues facing Village Creek today, and what course of action would you suggest to resolve them?
Though beautiful, our community is aging near term and long term it will be important that we focus on ways to keep it that way. Additionally costs remain high post covid, and most vendors have not normalized pricing to pre-covid levels. I feel tight vendor management is imperative to keeping the community looking great without raising the dues.
8. Will you attend meetings and be responsive to online discussions and decisions?
Yes
9. What is your vision for the future of Village Creek?
I envision maintaining Village Creek as one of the top communities of Tomball, aesthetically pleasing, maintained sense of community with optimal improvements that make sense for the neighborhood.
10. Who does the Board serve? Management, Residents, the Board itself, or something or someone else?
The Board should first serve the Residents and secondly it should serve a liaison between the Residents and Management.

11. What do you feel are the primary purposes and directives of the Village Creek HOA, and of the BoD in particular?
The primary purpose of the HOA is to enhance community engagement and bonding, maintain and enhance community appearances and establish and enforce community rules.
12. Would you continue with online meetings, or would you vote to meet in person, even if it results in higher costs and lower resident participation?
I would most likely lean toward online meetings. I believe it's easier and more accessible to more residents. But if the record proves me wrong or the majority of residents prefer, in person meetings, I would not be against it.
13. Would you be willing to do away with virtual meetings and go back to meeting in person?
See Question 12
14. What is your position on better enforcement of existing Deed Restrictions (as currently written and agreed to when home is purchased) and the implementation of fines for repeated violations or the first instance of a major violation?
Though we currently do not have a fine system, that has not stopped us from having an amazing beautiful neighborhood. Fines are a slippery slope and I feel especially in a tough economy can go sideways really fast. I feel we need to explore all options for code enforcement but am not a big fan of fines.
15. Would you vote to remove all dead plants from the landscape in order to improve the appearance of Village Creek?
Yes. I understand that landscaping needs constant attention. I believe that the board should reinstate the landscape committee to help keep an eye on the neighborhood landscaping aesthetics.
16. Do you feel the BoD should spend down our reserves on aesthetic projects, or continue keeping a large reserve to maintain/repair existing assets, like the lake basin, pool house, pool, play structures?
Given current bond and money market yields hovering around 5% a portion of reserves should be sitting there making us money, thus preventing future rate hikes. However 25% should be made available to additions that meet the will of the community. We have enough reserves if invested wisely to accomplish both, upgrade our neighborhood and preserve and grow our nest egg. Several other opportunities for creating cash flow, like the negotiation of the lawn care contract which is a very competitive field.
17. Should Board Members, as examples for the neighborhood, attempt to be in compliance with all current Deed Restrictions whether they personally agree with them or not and should they not serve on the Board if they are in violation?
Yes. Board members should all be in compliance. All board members should strive to be an example to their neighbors.

Jim Volker

1. How long have you lived in Village Creek?
I've been a resident since 2001.
2. How much spare time, or how available are you, on a daily, weekly or monthly basis?
I'm currently retired, so am able to provide the time required to be a Board member.
3. What specific experience, qualifications, or skills do you have that would make you a good board member?
I'm a parent and homeowner, so I understand the need to have a safe and attractive neighborhood. Also, I have project management experience which requires good team building/working skills, organizational skills, understanding of budgets, and working with contractors and vendors.
4. Why are you running for a position on the BOD?
To become more active in the community in a leadership role and to help guide decisions made by the the Board to ensure we maintain a safe and attractive community.
5. Are you able to escalate enforcement actions to the attorney when necessary?
Yes. This is one of the responsibilities of the Board and the Management Company.
6. How will you balance personal opinions versus the needs of the association?
Many of the decisions are dictated by the bylaws and regulations, so personal opinion should not be an issue. On others major decisions/issues input can be sought from the community to ensure majority consensus, if deemed appropriate. I'm a firm believer in regular communication with the community so that everyone has the opportunity to understand what's happening and why.
7. In your opinion, what are the biggest immediate and long term issues facing Village Creek today, and what course of action would you suggest to resolve them?
Maintaining the existing infrastructure (buildings, pool, sidewalks, sprinklers, trees, etc.). Ensuring continued stewardship of expenditures to keep yearly dues reasonable. Speeding and failure to heed the existing stop signs.
8. Will you attend meetings and be responsive to online discussions and decisions?
Yes
9. What is your vision for the future of Village Creek?
I believe that Village Creek has continued to be a desirable community to reside in and that the appearance and community activities that make this a family-friendly community can be maintained with continued support of the Board and the various volunteer committees.

10. Who does the Board serve? Management, Residents, the Board itself, or something or someone else?
The Board should serve as the representatives of the residents.
11. What do you feel are the primary purposes and directives of the Village Creek HOA, and of the BoD in particular?
The HOA is primarily in place to ensure that the standards of the community are upheld for the benefit of all (maintaining property values, safe living conditions, etc.). The Board acts as the representatives of the resident population to achieve the purposes of the HOA.
12. Would you continue with online meetings, or would you vote to meet in person, even if it results in higher costs and lower resident participation?
I'm an advocate of a mix of both online Board meetings (helps with achieving a quorum when certain members are out of town) and periodic in-person meetings (to allow stronger relationships to be developed).
13. Would you be willing to do away with virtual meetings and go back to meeting in person?
See response to Item 12 above.
14. What is your position on better enforcement of existing Deed Restrictions (as currently written and agreed to when home is purchased) and the implementation of fines for repeated violations or the first instance of a major violation?
Everyone has agreed to abide by the Deed Restrictions, so these are not optional, and these should be consistently enforced with good judgement within the intent of the rules. Fines for violations should be handled on a consistent basis, with repeat offenders receiving increasing consequences.
15. Would you vote to remove all dead plants from the landscape in order to improve the appearance of Village Creek?
Yes. Dead plants should be regularly removed and replaced by the landscaping company.
16. Do you feel the BoD should spend down our reserves on aesthetic projects, or continue keeping a large reserve to maintain/repair existing assets, like the lake basin, pool house, pool, play structures/
I'm not sure that I would describe our current reserves as "large" due to the age of our development. I'm certainly in favor of monitoring our yearly expenses verses our yearly dues and determining what the current growth (if any) in the reserve fund is so that it does not grow beyond what is needed/reasonable. I'm not in favor of spending true reserve funds for normal yearly expenses or for new infrastructure because that's not the intent of a reserve fund. If new infrastructure is desired by a number of residences I think that a vote can be held to see if a majority of the total residences support generating the additional funds required for that new infrastructure.
17. Should Board Members, as examples for the neighborhood, attempt to be in compliance with all current Deed Restrictions whether they personally agree with them or not and should they not serve on the Board if they are in violation?
I think that a Board member needs to be in compliance. It sends a very poor message to allow those who choose to selectively violate the Deed Restrictions to be on the Board.

Laritza Cartaya

No response provided as of deadline

Margaret Hernandez

No response provided as of deadline