



**Nomination Form - Biography of Candidate**

Name: **Kathy Sales**

Address: **1209 Somers Drive**

Are you a homeowner in the Kitts Creek community? **Yes**  
Do you reside in the Kitts Creek community full time? **Yes**

Occupation: **Sales & Executive Management Consulting**

Tell us a little bit about yourself so residents can know you better. ***I moved to KC in 2009 from Chicago and adopted my rescue dog, Sammie, from a local shelter. I have strong beliefs about giving back to my community and being of service, fostered by my retired Navy officer dad & frequently volunteering mom, and have been actively working to better KC since I moved here.***

Have you been involved with either this or any other homeowner association? If yes, please describe roles. ***I served on 3 committees, as a Board member and then Board President at my Chicago HOA over the years I lived there. We were able to reverse underfunded reserves, showed direct impact on improving property values and got kudos for revamping communications - results I will continue to work to replicate here. I served 2 years (2016/17) as a liaison to the Preston controlled Board, pushing for KC homeowners' interests. I served on the current Board for 2018 and my experience benefited all of us on many fronts - ask any of the other current Board members or the Committee Chairs for their feedback on my work for KC.***

Have you volunteered previously here in Kitts Creek for the HOA but not in an official role? If yes, please describe. ***I advocate on behalf of KC with the Town - Led efforts that got our FDO changed, reversed a denial of the KC Davis Dr side entrance signs, got our residents' parking and speeding concerns addressed. I worked for CCE to be included in the Transportation Plan & most importantly am working with KC neighbors on School Proximity including attending numerous Town meetings and speaking on behalf of KC families. I help out with some of the Social events.***

How do you feel that you can contribute to the Association as a Board member? ***I will continue to use my HOA experience to benefit my KC neighbors, making sure everyone has a voice. As the only current Board member running, I want to advance the work we started in 2018, provide continuity, and use my history and Town relationships to keep our best interests protected.***

Other comments and qualifications: ***An HOA leader must advocate for our neighborhood. I regularly engage Town Council members, speak out on our behalf publicly and was just nominated to serve on the Morrisville Land Use Update Technical Advisory Committee.***

Signature: 

Date: 10/15/18



Nomination Form - Biography of Candidate

Name: JAMES SEMMENS

Address: 1136 SURVADA LN

Are you a homeowner in the Kitts Creek community? YES  
Do you reside in the Kitts Creek community full time? YES

Occupation: GENERAL SERVICES MANAGER, STATE OF NORTH CAROLINA  
JUDICIAL BRANCH

Tell us a little bit about yourself so residents can know you better.

RETIRED MARINE, MOVED TO WAKE COUNTY IN 2014 AFTER 22 YEARS OF MILITARY SERVICE. WORKS FOR THE STATE OF NC TO CONTINUE A LIFE OF PUBLIC SERVICE.

Have you been involved with either this or any other homeowner association? If yes, please describe roles. YES

VP - KITTS CREEK SWIM TEAM (2 YEARS)  
PRES - POOL COMMITTEE (1 YR)  
TSA REP - KITTS CREEK SWIM TEAM (1 YR)

Have you volunteered previously here in Kitts Creek for the HOA but not in an official role? If yes, please describe.

YES, MY FIRST YEAR IN THE NEIGHBORHOOD, I VOLUNTEERED MY SERVICES FOR THE KITTS CREEK SWIM TEAM.

How do you feel that you can contribute to the Association as a Board member?

FOR THE PAST 26 YEARS, I HAVE LED A LIFE OF PUBLIC SERVICE TO ENRICH MY NEIGHBORS AND COMMUNITY.

Other comments and qualifications:

James Semmens  
Signature:

Date: 10/16/18



# KITTS CREEK

## Nomination Form - Biography of Candidate

Name: ANIL THAKUR

Address: 1009 Elliott Ridge Ln Morrisville NC 27560

Are you a homeowner in the Kitts Creek community? Yes

Do you reside in the Kitts Creek community full time? Yes

Occupation: Financial Services Professional.

Tell us a little bit about yourself so residents can know you better.

We moved from NYC to Morrisville, NC less than 2 yrs ago & have been living in Kitts Creek for about 1 year. I have been married to my beautiful wife for last 16 yrs. and father of 2 active boys aged 15 & 10.

Have you been involved with either this or any other homeowner association? If yes, please describe roles.

Not in official role.

Have you volunteered previously here in Kitts Creek for the HOA but not in an official role? If yes, please describe.

I have actively participated in our campaign for better & more proximate schools for our kids. Currently, I am volunteering for the Diwali & Halloween for this year. Also, I have volunteered a no. of times for various events in my co-operative community in NYC.

How do you feel that you can contribute to the Association as a Board member?

After being in the practice (over 14 years) of understanding the issues and finding solutions, while maintaining financially smart & prudent strategies I have developed a great strength in people skills that can be a valuable asset for my role as a board Member. Also my flexibility in manging my schedule & being available if & when need arises will be big advantage.

Other comments and qualifications:

I have a degree in Bachelor of Engineering. I hold the designation of LUTCF (Life Underwriter Training Council Fellow) and currently pursuing the title of ChFC (Chartered Financial Consultant).

Signature: Anil Thakur

Date: 10/17/18



Nomination Form - Biography of Candidate

Name: KEVIN O'CONNOR

Address: 1001 HENBY RIDGE LANE

Are you a homeowner in the Kitts Creek community? YES
Do you reside in the Kitts Creek community full time? YES

Occupation: PURCHASING MANAGER

Tell us a little bit about yourself so residents can know you better.

MY FAMILY AND I MOVED TO KITTS CREEK IN 2014. I AM BEST KNOWN IN THE NEIGHBORHOOD AS "BETSY'S HUSBAND", SINCE SHE IS INVOLVED W/ SEVERAL SOCIAL GROUPS IN THE COMMUNITY. WE ARE ALSO KNOWN AS THE "INFLATABLES" FAMILY, AS WE ENJOY OPENING UP OUR YARD, TO ALLOW THE COMMUNITY TO WALK THROUGH OUR HALLOWEEN & CHRISTMAS DISPLAY. Have you been involved with either this or any other homeowner association? If yes, please describe roles.

AFTER OUR FIRST SEASON W/ THE KITTS CREEK KILLER WHALES SWIM TEAM IN 2015, I FELT THE TEAM COULD BE BETTER. IN 2016, I STEPPED UP AS CONCESSIONS MANAGER. MY FAMILY AND I HAVE BEEN SELLING CONCESSIONS FOR THE PAST 3 YEARS & EACH YEAR OUR CONCESSIONS HAVE CONTRIBUTED \$1500 PROFIT EACH YEAR TO THE TEAM. AFTER THE 2017 SEASON, I AGAIN STEPPED UP AND BECAME PRESIDENT. AFTER ONE SEASON, MY BOARD AND I HAVE VOTED THE TEAM RESERVES HAVE YOU VOLUNTEERED PREVIOUSLY HERE IN KITTS CREEK FOR THE HOA BUT NOT IN AN OFFICIAL ROLE? If yes, please describe.

WHILE NOT ACTING ON BEHALF OF THE HOA, I WAS A LEADER AS OUR COMMUNITY ADVOCATED FOR CLOSER SCHOOLS FOR OUR NEIGHBORHOOD. I SPEKE BEFORE THE MORRISVILLE TOWN COUNCIL & THE WAKE COUNTY SCHOOL BOARD. AS THE TOWN CONSIDERS ITS TRANSPORTATION PLAN, I HAVE ORGANIZED MEETING W/ TC. FOR OUR RESIDENTS & I SPEKE BEFORE OUR COUNCIL.

How do you feel that you can contribute to the Association as a Board member?

KITTS CREEK IS A WONDERFUL COMMUNITY DISCOVERING ITS IDENTITY. IN MY 4 YEARS, WE HAVE GROWN FROM 2BD-3000 HOMES. WE HAVE A VERY DIVERSE COMMUNITY AND MANY DIFFERENT VISIONS OF THE COMMUNITY FUTURE. I PRIDE MYSELF ON BEING ABLE TO SEE BOTH SIDES OF A SITUATION. I CAN UNDERSTAND & EMPATHIZE W/ SOMEONE EVEN IF I DON'T AGREE W/ THEM. AS A PURCHASING

Other comments and qualifications:

MANAGER FOR A RESIDENTIAL HOME BUILDER, I NEGOTIATE W/ CONTRACTORS & SUPPLIERS ALL DAY. I CAN USE THOSE SKILLS W/ OUR BUDGET & OUR HOMEOWNERS. BUILDING A COMMUNITY IS LIKE BUILDING A HOME AND EVERY DECISION HAS TO CONSIDER THE BIGGER PICTURE, IN THIS CASE, WHAT WILL BE KITTS CREEK IDENTITY?

Signature: [Handwritten signature]

Date: 10/24/18