

**Oak Creek Club Homeowners Association
2023 Annual Meeting and Election**

Monday, September 11, 2023

Dear Oak Creek Club Homeowner,

The Annual Meeting of the Oak Creek Club Homeowners Association members will be held virtually on **Tuesday, October 10, 2023, @ 6:30 pm.** The link to register for the meeting is:

When: October 10, 2023, 06:30 pm Eastern Time (US and Canada)

Register in advance for this meeting:

<https://us06web.zoom.us/meeting/register/tZltdOqsrlMiHdaQydZE48GDxqEC5ev7Fb1f>

After registering, you will receive a confirmation email containing information about joining the meeting.

The primary purpose of the meeting is to elect two (2) members to the Board of Directors for a two-year term. Six homeowners have volunteered for these positions. **Candidate statements for Julian Brown, Patricia Dowtin, Larry Harris, Jessica Hill, Patrick James, and Dwight Ward are enclosed for your consideration.** Due to the virtual meeting format, nominations cannot be accepted from the floor at the meeting.

Again, this year, you can vote by ballot (enclosed) or electronically.

To vote by ballot, please check the name of two (2) of the six candidates and return it in the envelope provided. Remember to put your name and address on the return envelope to verify that you are an eligible voter before putting your ballot in the ballot box or the mail. The Ballot Box is located inside of the management office. **Your ballot must be received by Friday, October 6, 2023, by 5:00 p.m. to be counted, so if you are mailing your ballot, please ensure it's in the mail no later than October 1, 2023, to ensure its timely delivery.** Homeowners mailing ballots should send them to 14505 Mary Bowie Parkway, Upper Marlboro, MD, 20774. Please be sure to include your return address on the envelope.

In addition, each homeowner with an email on file with the Association will receive an invitation to vote electronically from oakcreekclubhoa@ivotehoa.com. When you receive the invitation, click the link to the voting site. When your vote is complete, you will receive confirmation and an email indicating that your vote has been recorded. If you do not currently have an email on file with the Association or have yet to receive an email invitation to vote by Thursday, September 28, 2023, please email us at oakcreekclubhoa@ivotehoa.com. In the email, include your name, address, and email address you would like to use to receive the voting registration link.

For the annual meeting to be convened on Tuesday, October 10, 2023, a quorum of 10% of the community (117 homes) must be represented. Therefore, you must vote electronically or by ballot before October 6, 2023.

If you have any questions, please do not hesitate to contact the office at (301) 390-1721. The management team will be happy to assist you.

We look forward to seeing you at the annual meeting on Tuesday, October 10, 2023!

Sincerely,
Board of Directors
Oak Creek Club Homeowners Association

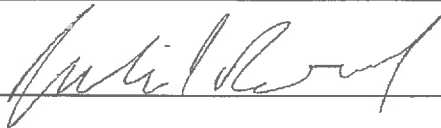
Candidate Form & Nominating Petition

Please return this form no later than 5:00 p.m. on Thursday, September 7, 2023, to the Management Office in the Swim & Tennis Club at 14505 Mary Bowie Parkway, Upper Marlboro, MD 20774, or email manager@oakcreekclub.com.


I hereby volunteer to be a candidate for election to the Oak Creek Club HOA Board of Directors.

NAME: Julian Brown DATE: 09/06/2023

ADDRESS: 918 Sangerville Circle, Upper Marlboro, MD 20774

CANDIDATE SIGNATURE: 

Three additional owners in good standing must also sign this form.

SIGNATURE: 

SIGNATURE: 

SIGNATURE:  André Hentz

The following information is being provided with the understanding that it will be published and distributed to the membership:

Some information about myself and why I want to be on the Board of Directors:

I have served as a volunteer in the Prince George's County community for more than 20 years.
This includes my five-year tenure as the Commissioner and President of the largest minority-owned travel fastpitch softball club on the East coast, from 2014 - 2019 (Maryland Blue Jays).
I have held head coaching positions for tee-ball and softball, ranging from ages 6U - 18U.
I am currently a first degree BlackBelt and one of the instructors at Full Circle Martial Arts Academy.
I hold a B.B.A from Howard University in Information Systems and a Masters in IT Management from University of Maryland Global Campus.
I work for the Department of State (10 years) as an IT Specialist and recently completed a nine-month Executive Leadership Program (<https://clm.graduateschool.edu/elp.php>).
I am currently an active member of the Oak Creek Access Committee.
Finally, my wife Stephanie and I have five children, two college graduates, two currently in undergraduate school (all girls), and one son who is in middle school.
It is my hope that all of my prior experience and leadership roles, have lended transferrable skills such as effective communication, attention to detail, and collaboration with empathy and compassion. I believe these skills and talents will compliment and edify the Board in a grand effort to achieve its vision and mission.





Patricia A. Dowtin

CANDIDATE FOR OAK CREEK CLUB HOA BOARD OF DIRECTORS

Some information about me and why I want to serve on the Oak Creek Homeowners Association Board of Directors.

I have been a resident of Oak Creek for 17 years and received an award for being one of the first ten homebuyers. I've had the pleasure of watching Oak Creek grow and develop into the beautiful and prestigious community that it is today. Truly, I love living in our award winning, guard-gated community. It provides me with the comfort and security that I require, as well as the great amenities that are available to all of us as homeowners.

As a board member, I will:

- Work to help sustain and continue building our community's award-winning identity.
- Seek innovative ways to financially sustain our community without causing a financial burden to homeowners.
- Use the leadership skills that I have gained in my previous board of director roles to provide input into our strategic plan, enhance our fiscal stability and carry out the long-term goals.
- Work, through increased community involvement, to learn the wants, needs and what matters most to our homeowners.
- Effectively voice the concerns/changes of my fellow homeowners and work to make the changes that will better our community.
- Protect our investments! Our homes are our castles. My on-going real estate experience and civic involvement will allow me to assist in strengthening our current relationships and create new relationships with politicians and community leaders. Had the opportunity to serve on panels and interact many times with County Executive, Angela

(County Executive) and Wala Blegay (our District 6 council person). Personal relationships with officials will often help achieve community success.

- Strive to increase community involvement, implement the rules and regulations that increase our property values and uphold the standards to which we all desire to live.

PREVIOUS EXPERIENCE: I retired after twenty-five years of Federal Service. My last position was that of an Equal Employment Opportunity Specialist, investigating EEO complaints throughout the United States.

CURRENT EXPERIENCE: I have served as a Real Estate Professional in Maryland, Washington, D.C., and Virginia since 1985 and was inducted into the Prince George's County Association of Realtors (PGCAR), **Distinguished Sales Club Hall of Fame** on March 20, 2003. I have been continuously selected as a leader in my geographical area from among the top 5% of the real estate industry in North America. Received a **Platinum Award** (highest PGCAR category) and placed in the Top 50 in 2022 (Residential Listings and Sales). Have gained excellent experience as a **Sales Manager** of new homes subdivisions in Prince George's County and Washington, DC. I was elected to the position of **2017 President** of the Prince George's Association of Realtors (PGCAR) and served on the PGCAR Board of Directors from 1994 to 2019.

BOARDS/AFFILIATIONS:

- *Secretary, University of Maryland Capital Region Health Foundation 2022-present
- *Director, University of Maryland Capital Region Health Foundation 2016 – 2022
- *Vice Chair, Maryland Realtors, Leadership Advisory Committee 2021
- *Member, Maryland Realtors, Housing Affordability Committee 2009-2022
- *Member, Board of Directors, Prince George's County Association of Realtors, 1994-2019
- *President, Prince George's Association of Realtors, 2017
- *President Elect, Prince George's Association of Realtors, 2016
- *Secretary, Prince George's Association of Realtors, 2015
- *Member, Prince George's County Alumnae Chapter, Delta Sigma Theta, 1992 - present
- *President, Prince George's County Delta Alumnae Foundation, 2000 - 2006
- *Charter Member Kiwanis Club of Mitchellville, 1994-2020
- *Licensed Realtor: State of Maryland, Washington, DC and Virginia 1985 – present

Education: Bachelor of Science, Business Administration, Governors State University 1978

I feel my leadership experience and past board of director roles have equipped me to be as asset to the Oak Creek Club HOA Board of Directors.

Thank you for your consideration.



Tuesday August 1, 2023

Dear Oak Creek Club Homeowners:

The 2023 Annual Meeting for the Oak Creek Club Homeowner's Association will be held on Tuesday, October 10, 2023, at 7:00 p.m. The primary purpose of the meeting is to elect two resident members to the Board of Directors. The Oak Creek Club Homeowner's Association is governed by a five (5) member Board of Directors. The Board currently consists of (4) resident elected members and (1) Developer appointed member. This year there will be (2) resident positions available for a (2) year term.

Candidates for the Board position must be members in good standing. No homeowner may vote at any meeting of the Association or be elected to serve on the Board of Directors if payment of any financial obligation due to the Association is delinquent for more than sixty days.

All Candidate Forms must be submitted by 5:00 p.m. on Thursday, September 7, 2023, when nominations will be closed.

A formal Annual Meeting Package will be mailed to each owner of record and include an Annual Meeting Notice, Agenda, and a list of Candidates with an outline of their candidate profile (including experience, education, community involvement, and areas of interest).

A Candidates Forum will be virtually held on **Thursday, October 5, 2023**. The Forum will begin at 6:30 p.m. Each Candidate will introduce themselves and their reasons for wanting to serve on the Board.

Questions will be taken in order through the raised hand feature on the Zoom Platform.

If you have any questions, don't hesitate to contact the management staff at 301-390-1721.

Sincerely,
Oak Creek Club Homeowner's Association, Inc.

Candidate Form & Nominating Petition

Please return this form no later than 5:00 p.m. on Thursday, September 7, 2023, to the Management Office in the Swim & Tennis Club at 14505 Mary Bowie Parkway, Upper Marlboro, MD 20774, or email manager@oakcreekclub.com.

I hereby volunteer to be a candidate for election to the Oak Creek Club HOA Board of Directors.

NAME: LARRY R. HARRIS DATE: 1 September 2023

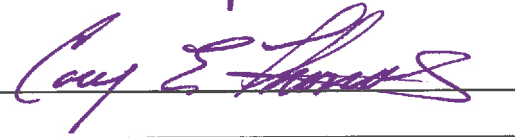
ADDRESS: 912 Sangerville Circle

CANDIDATE SIGNATURE: 

Three additional owners in good standing must also sign this form.

SIGNATURE: 

SIGNATURE: 

SIGNATURE: 

The following information is being provided with the understanding that it will be published and distributed to the membership:

Some information about myself and why I want to be on the Board of Directors:

The residents of Oakcreek desire to have HOA members that are truly dedicated to upholding the high values and standards of the community. The residents of Oakcreek deserve to have HOA members that look at the facts with no emotions. To have the leadership skills to make quick and informed decisions that will benefit the community as a whole. The Oakcreek residents need to have their voices heard by HOA board members that truly listen with active ears and are willing to take the time to do and not just "blow smoke." I am a proven leader that is not afraid to give the Oakcreek residents what they desire and deserve. I base decisions on facts and not emotions and I have the time to research the community concerns and situations to make valid decisions that will continue to make the Oakcreek community great for all residents in all land bays.

Candidate Form & Nominating Petition

Please return this form no later than 5:00 p.m. on Thursday, September 7, 2023, to the Management Office in the Swim & Tennis Club at 14505 Mary Bowie Parkway, Upper Marlboro, MD 20774, or email manager@oakcreekclub.com.

I hereby volunteer to be a candidate for election to the Oak Creek Club HOA Board of Directors.

NAME: Jessica P. Hill DATE: August 7, 2023

ADDRESS: 13503 Hebron Lane

CANDIDATE SIGNATURE: 

Three additional owners in good standing must also sign this form.

SIGNATURE: 

SIGNATURE: 

SIGNATURE: 

The following information is being provided with the understanding that it will be published and distributed to the membership:

Some information about myself and why I want to be on the Board of Directors:

I would like to continue serving OCC as a Board member and a change agent in the role of President since November 2022.
I joined OCC in Nov. 2020 and immediately began working and supporting the community. With the changes implemented under my leadership I would like to see them further developed and matured to sustain the committees supporting the Board of Directors. Specifically, creating a joint Planning Meeting with all Committee chairs/members to discuss priorities was a huge gap that needed filling. Also, creating Board liaisons to support the committees has proven to be advantageous to get real-time feedback vs solely relying on the HOA management team for responses. I believe participation in meetings and the uptick in volunteers are direct reflections upon my leadership style and openness displayed with the community.
Lastly, my dedication, time provided to OCC, attendance/leading meetings further support my continuing on the Board.



VOTE

JESSICA
HILL

FOR

OAK CREEK CLUB HOA BOARD

Working Together To Make Oak Creek Stronger!

"I believe in working together to enhance our community. As a Board member, I harness my passion for service, collaborative nature, leadership skills, and financial acumen for the benefit of our community and residents. I would appreciate your vote during the upcoming 2023 HOA election."

VOTING PERIOD: September 28 - October 6, 2023

HOW TO VOTE? The Oak Creek HOA will send voting instructions to all residents.

Vote for Jessica Hill
Oak Creek Club HOA Board Member
“Working together to make Oak Creek stronger”

HOA SERVICE:

- ◆ President of the Board November 2022- Present
- ◆ Board Member October 2021 – November 2022
- ◆ Board Liaison for the Budget and Finance Committee
- ◆ Board Liaison for the Social Committee
- ◆ Social Committee Member March 2021 – October 2021

ADDITIONAL QUALIFICATIONS:

- ◆ More than 30 years auditing experience
- ◆ Former President of the National Association of Black Accountants
- ◆ Various leadership positions in offices of the inspector general, and as Board member and Outreach Chair of Shakespeare Dallas

PRIORITIES:

- ◆ Improve Request for Proposal/Contract Process
- ◆ Implement tracking system for Board and Community Concerns
- ◆ Update HOA Bylaws and other governance documents
- ◆ Improve Access Control services to our gated community
- ◆ Formalized review and audit of HOA expenditures and monthly invoices

KEY ACHIEVEMENTS FOR OAK CREEK:

- ◆ Increased financial oversight of HOA and CAMP management team, including analysis and follow-up on issues raised in Annual Audit Report and annual tax returns
- ◆ Met with new General Manager of the Grove to share homeowners concerns
- ◆ Working to ensure timely responses from management team to Board and residents
- ◆ Improved governance by passing resolution to have Board liaisons support committees, implemented joint Board and Committee planning meeting to identify priorities for the year, and passed resolution for an Ad-Hoc Speed Mitigation Committee
- ◆ Finalized land swap documentation in December 2022

RESIDENT SINCE NOVEMBER 2020



Objectives and Goals

I am a highly motivated and results-oriented individual who is passionate about making a difference in Oak Creek, Prince George's County, and the world. I am a strategic thinker with a strong ability to see the big picture. I am also a skilled communicator and relationship builder.

I am running for the Board of Directors because I believe I can make a positive difference in the lives of our community. I am committed to working with other board members to ensure that our company is successful and that our employees are treated fairly. I am also committed to giving back to our community and making a difference in the lives of others.

Goal

1

Understand and support the resolution of resident challenges.



Goal

2

Be fiscally responsible and support increase of property values.

Dwight Ward

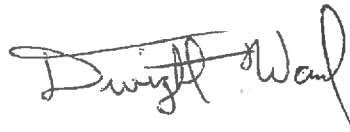
My family and I have been Oak Creek Community Members since 2006. In fact, we were part of the 1st ten owners in Oak Creek and were Founding Members of the Golf Club when it was a private club. We made the decision to move to Oak Creek, because we embraced the vision and standards of our lifestyle community. We were excited and committed to Oak Creek then and 17 years later... we remain excited and committed!

I've served in various capacities in every community where we've resided: Kingstowne in Alexandria, Virginia (1996), Woodview in Mitchellville, Maryland (1996 – 2006), Lake Arbor Civic Association, Mitchellville, Maryland (1997 -2006) and Oak Creek (2006 – 2022). Those years of service included various assignments such as: President, Vice President, Covenants Committee Chairperson, Covenants Committee Volunteer, Zoning Review Committee, Educational Committee, and various ad-hoc projects.

I offer that snapshot into my community service background, just to detail that it's been an extensive and very enlightening journey. I look forward to sharing more details on my background and thoughts that I have about the future of our community, as this candidate and election process moves forward.

On the personal side, I've been married to the love of my life for 26 years and we have been blessed with two wonderful children (now young adults). We had the joy of being able to raise them through their middle school and high school years here in Oak Creek. I also had the pleasure of coaching them and a few other kids from our community and surrounding communities during their years of participation in youth sports. I'm an active member of The First Baptist Church of Glenarden where I've served in the Fitness Ministry, Men's Ministry and Couple's Ministry. I work professionally in the biopharmaceutical industry. That gives you a few snapshots into my personal life and my professional life.

As some of you are aware, I took a much-needed break over the last year from serving our community in any capacity. This gave me the time to complete some spiritual, personal, and professional development. The heavy lifting related to those experiences is done! So, I'll close by saying that my years of service to our community have been a privilege and honor and I appreciate the opportunity to stand in service to our community, once again.

A handwritten signature in black ink that reads "Dwight Ward". The signature is written in a cursive style with a large, sweeping initial "D" and a stylized "W".

