

Phil Auldridge – 2008 Hidden Hills Drive

I am a candidate for President of Sunset Canyon Landowners Association board of directors. My past relevant experience includes:

- Graduate of Baylor University
- Owner and operator of two successful businesses since 1983
- Past president of a condominium HOA
- Past Chairman, Permitting/Covenants Committee for a large 5,000-home HOA
- Property owner in 4 different homeowner associations in the D.S. / Austin area
- 6-year resident of Sunset Canyon
- Attendance at several association management seminars by presented by Community Associations Institute

I am running for the board because I believe our community of some 1,500 residents is entitled to an active board that is responsive to the needs of our community. I am available to devote my full time energy into improving and preserving our beautiful community. Immediate issues of my concern are:

- Maintenance of our entrances and roadways (including addressing the invasion of salt cedar on the roadways)
- Take steps to acquire an easement and rebuild the demolished entrance sign at Sunset Canyon West
- Proactive acquisition of easements for our remaining entrance signs (all are on private property)
- Active collection of annual dues from all residents
- Work with commercial lots in the community to minimize the any adverse impact on residents.
- Expansion of the website and Google group to serve our community
- Active engagement, education, and communication with land owners to assure adherence to our HOA building covenants and restrictions
- Establishment of a community political advocate to attend all county and city planning meetings of behalf of the HOA
- Initiation of MONTHLY board meetings to effectively manage our changing environment
- Insure that our HOA is in compliance with tax and regulatory reporting requirements
- Provide more frequent and detailed financial reporting on our website
- Setup a formal, online procedure whereby residents may pose issues to the board, and receive responses

Since becoming residents of Sunset Canyon, my wife and I have personally stripped and repainted the SUNSET CANYON metal entrance sign letters, re-landscaped the N. Sunset Canyon Drive entrance, including addition of drip irrigation at our own expense, eradicated invasive salt cedar growth along Hidden Hills Dr, and have rallied a small group of volunteers to regularly maintain and mow the lawn at the N. Sunset Canyon entrance.

As association webmaster since September 2009 I have:

- Posted all board and committee members full contact info including email
- Implemented an online facility where residents can pay annual membership dues via Paypal
- Set up a direct enrollment capability to our community Google Group from the website
- Added detail information on property deed restrictions and permit application process
- Located and posted the Association Bylaws online
- Encouraged the board to post financial statements online
- Added a lot number to street address cross-reference table on the website
- Created a free online Community Classified Ads page