

# Statement by Pete Bauer

Candidate for Board of Directors

Maintenance Association of Whispering Lakes Ranch

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Dear Neighbors,

As it always has been, my overriding concern in serving on the HOA is to help mature this still-young development into the most desirable neighborhood in the area, which naturally leads to something that is important to all homeowners: improving market value.

We are fortunate to have an HOA Board of Directors that takes a measured, patient, fact-based approach to forwarding this objective. I strongly share that “long view” sentiment; if you’ve been around a while you’ve seen me go toe-to-toe with people who had personal agendas not in keeping with that direction. Ensuring we stay the course is what motivates me to sign up for one more term on the Board.

Among other topics, a specific bit of unfinished business that I’m keen on is a general review and amendment of our governing documents – Bylaws, Deed Restrictions, and an as yet to be enacted architectural guidance document. There is a lot in these documents originally put in force by the developer that is just “boilerplate” and doesn’t fit our neighborhood.

I think it is very important that when prospective homebuyers read these documents, it is clear to them that WLR it is a great place to live.

All the best,

Pete Bauer