

**NOTE:** This Newsletter and its companion website, www.southallneighbors.com, are independent and are not affiliated in any way with the Southall Homeowners Association or Southall Property Manager.

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**Welcome !!! - An Introduction**

Hello! My name is Atul Goel and I am the sponsor and editor of the Southall Neighbors Newsletter and its companion website, www.southallneighbors.com. This is our FIRST ISSUE! In each issue, we will discuss matters that are important to the Southall subdivision homeowners.

As for me, I have lived in Southall since 1990! So I am definitely one of the "old timers" here. Our subdivision was still being built out and had many empty lots when we first moved here. My wife and I raised our two kids here. I deployed to Iraq and Afghanistan with the US Air Force during the Gulf War while my wife took care of the kids and my aged, ill, parents here in our home in Southall. And now we are empty nesters who (with the kids all settled and moved away) finally have our independence back!

**Why did I launch this Newsletter and website? Well, because,**

1. The homeowners have no forum where we can openly discuss the issues that affect us, share our concerns with each other, build a consensus, and collectively disseminate viewpoints (especially if those viewpoints are contrary to the position of the Southall Board of Directors!).
2. When a homeowner does get some response from the Board on a topic, there is no mechanism to share that information with the rest of the homeowners.
3. This Newsletter and website will serve as the forum where we can get ALL the relevant information related to issues that affect us, and not just one sided, biased perspectives.
4. A side benefit is that since this Newsletter will be sent to all homeowners and residents, anyone that has a business they want to advertise to the rest of the community can purchase ads to promote their business. This will also help raise some funds to offset the cost of printing and mailing this Newsletter and maintaining the website.

**How can you participate and contribute to this Newsletter and website?**

1. You can join the Advisory Committee for this Newsletter and website. I want as much input as possible from the homeowners (even if you disagree with me!).
2. You can go to www.southallneighbors.com and send comments via the Contact Us page.
3. You can Register for my FREE electronic Newsletter on my website, www.southallneighbors.com. Once registered, you will be sent my electronic Newsletter and website updated postings directly to your email box.
4. If you want to meet with me in person, then please call me on my cell phone at 919-889-5732 and we will make an appointment.
5. I encourage you to send me relevant communications you have had with Board members and the Property Manager that you want to share with the rest of the community.

## **I want to share with you some examples of my experiences over the past year.**

### **1. Board elections in November 2024:**

- a. At the Homeowner's Annual Meeting on November 14, 2024, I self-nominated myself for a vacant seat on the Board. Since the number of nominees did not exceed the number of vacancies, I was pronounced to be on the Board by Acclamation and no election was necessary.
- b. Then I was asked to sign a code of ethics. I told the Board and Towne Properties that I would not sign this Code of Ethics since it would require me to convey to homeowners that I "support" the Board decisions that I disagree with and voted against. I did tell them, however, that I still will comply with all lawful board decisions (even the ones I disagreed with).
- c. I was then notified that my appointment to the Board was not valid.
- d. The election was re-scheduled for February 18, 2025. For the election, the voting process was significantly changed from our traditions. Several of my proxies were invalidated. I was informed I lost. No one was given the vote tally.
- e. **After repeated attempts to ask for the vote tally, I was told the specific election tally would not be released**

### **2. Ethics form for new Board members**

- a. In March and June 2025, I sent Towne Properties emails asking if any of the newly elected Board Members from the February 18, 2025, election were forced to sign the Code of Ethics form.
- b. I received an email stating the topic was held in executive session.
- c. **Why is the names of Board members who signed a Code of Ethics "privileged" and being kept from homeowners?**

### **3. Change in the Board election process**

- a. Prior to 2025, for all Annual Meetings, the names of candidates were posted on the website as each candidate announced their candidacy along with their Bios, and except for candidates that self-nominated at the Annual Meeting, we got to know the candidates well in advance. If an election was necessary, we had usually about two weeks after the Annual meeting to send in our vote. Vote tallies were posted.
- b. In 2025, the Board completely changed the election process. Candidates are not listed on the website. We can only find out who the candidates are if we physically go to the Annual Meeting. Election are ONLY done in person at the Annual Meeting.
- c. **The Board changed the election process without any explanation. I have asked why they made such drastic changes, but I have received no response.**

**4. Extended, never-ending, vote on the proposed Rental Cap amendment**

- a. All votes have a start and end date.
- b. The Board has decided to keep the voting on the proposed Rental Cap Amendment now going on for one year. They will not disclose when they will end the vote.
- c. **Does this make sense that a vote is going on for a year with no end in sight?**

## **BOARD TRANSPARENCY**

Practically EVERYONE I have talked to in our neighborhood feels that:

1. The Board is not transparent.
2. They make decisions in secret

The issues detailed in this Newsletter are some of the reasons why homeowners have come to distrust HOA Boards.

There are only 2 Options to get this fixed:

1. Community engagement.
2. Voting at the elections.

My efforts regarding option 1 are:

1. This Newsletter and website.
2. Seeking transparency from the Board: I sent a letter to the Board on September 29, 2025 requesting to inspect certain Association documents. I will share the Board's response once I get it.

With respect to Option 2:

I am asking ALL of you to vote for new homeowners to the Board. **Do not re-elect any of the incumbents.** If you have given proxies to any of the Board members or their friends, tell them in writing you want to cancel them. Then go the Annual Meeting coming, and vote for new people.

## **REQUEST TO THOSE WHO DISAGREE WITH ME AND MY GOALS**

I know that there are some of you that are supporters of the Board. For those of you that disagree with me, please tell me which part of this Newsletter you disagree with. I will publish all succinct professionally written comments without editing. I also specifically want to ask any homeowner that disagrees with me, and on what I am trying to accomplish, to join my "Advisory Committee" for this Newsletter and website. It is important to me to get input from not just people that agree with me, but also from people that disagree with me. Thank you.