



Board of Directors Candidacy Form

If you would like to run for a seat on the Board of Directors for Villages of Prairie Commons West Homeowner's Association, Inc. please complete and return this Candidacy Form by or before the deadline. There will be no write-in candidates or floor nominations allowed, therefore, to ensure your name is placed on the ballot, we must receive this form by or before Friday, May 30th, 2025 at 5:00PM.

Nominee's Name: Kavya Kalasamudram

Address: 4565 El Paso Drive

Email Address: Kavya.Kalasamudram@gmail.com Alternate Email Address: _____

Phone Number: (217) 801-8022 Alternate Phone Number: _____

// eSigned by: Kavya Kalasamudram

Nominee's Signature: on 5/19/2025 2:06:26 PM Date: 5/19/2025 2:02:31 PM

// stamped as 53b4f548-fdb4-4578-9d1e-d3f839fe76de

Candidacy Statement

Please tell us about yourself, as well as your vision and goals for Villages of Prairie Commons West Homeowner's Association, Inc..

Why would you like to serve on the Board of Directors?

The board is the helping hand to well being and comfort for the people living in the community. I strive for that while I was as member. The idea of board members is to make this community safe and secure to express their issues.

Please list previous board position and/ or experience:

This is my first time to contest

Issues you feel need to be addressed by the Board of Directors in your community:

Lawn fees and how to handle them . And basic humanity and board is communicating to the members . I felt the previous board acted like a leasing office where they were working for themselves. They didnt give us a chance to be vulnerable with out issues and acted out monarchy. I will try my best to make that at-least 1% better

Any prior commitments that may prevent you from actively serving on the Board of Directors?

Please circle **No**

By submitting this form, I acknowledge that I accept the responsibilities as described in Villages of Prairie Commons West Homeowner's Association, Inc. Bylaws. I am aware the information provided in this candidate form will be published in the Annual Election Meeting Notice Packet.

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030

<https://villagesofprairiecommonshoa.com>



Thank you for your interest in volunteering to serve your community!

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Nominee's Name: Milan Vallecha

Address: 9000 Guadalupe St

Email Address: milan.vallecha@gmail.com Alternate Email Address: _____

Phone Number: (510) 926-7809 Alternate Phone Number: _____

// eSigned by: Milan Vallecha

Nominee's Signature: on 5/19/2025 9:34:38 PM Date: 5/19/2025 9:03:54 PM

// stamped as 9981e8f6-ed75-43ff-983f-0a0d17fce8a2

Candidacy Statement

Please tell us about yourself, as well as your vision and goals for Villages of Prairie Commons West Homeowner's Association, Inc..

Why would you like to serve on the Board of Directors?

As a Managing Director at a leading global professional services firm, I bring extensive experience in leadership, governance, and strategic operations. I'm eager to contribute this expertise to help ensure our community is well-managed, financially sound, and inclusive. Serving on the Board is an opportunity to foster transparency, strengthen community engagement, and support sustainable long-term development for all residents.

Please list previous board position and/ or experience:

While my board-level experience has been primarily in corporate and advisory roles within my organization and client environments, I have actively served on steering committees and leadership councils focused on transformation, operations, and community-based initiatives. These positions involved strategy formulation, stakeholder collaboration, policy oversight, and conflict resolutionskills that directly apply to serving effectively on our housing committee board.

Issues you feel need to be addressed by the Board of Directors in your community:

Connecting to Local Trails & Open Spaces:
Working with local authorities or developers to establish a direct, well-maintained pathway connecting our community to nearby legacy trail. This small investment could yield long-term benefits by improving resident well-being and increasing our property's desirability and market value.

Cost Reduction & Financial Discipline:
Conducting a comprehensive audit of all vendor contracts to ensure we are getting competitive rates and high service quality.
Reassessing recurring expenses such as landscaping, security, maintenance, and insurance to identify opportunities for cost savings or bundled services.

Exploring bulk procurement and community-wide service discounts (e.g., pest control, internet) to pass on savings to residents.

Reviewing current administrative workflows to eliminate redundancies, reduce manual efforts, and ensure that time and resources are focused on value-adding tasks.

Preventive Maintenance Planning:
Developing a proactive maintenance schedule to avoid costly emergency repairs and extend the lifespan of community assets.

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Nominee's Name: Pulla Naik Sugali

Address: 4508 Wilbarger St

Email Address: pullanaik1729@gmail.com Alternate Email Address: _____

Phone Number: (469) 237-4791 Alternate Phone Number: _____

// eSigned by: Pulla Naik Sugali

Nominee's Signature: on 5/19/2025 3:02:36 PM Date: 5/19/2025 2:44:14 PM

// stamped as 1962ba17-e7ef-43a4-95c9-e4e60a3eafe6

Candidacy Statement

Please tell us about yourself, as well as your vision and goals for Villages of Prairie Commons West Homeowner's Association, Inc..

Why would you like to serve on the Board of Directors?

I am writing to express my interest in continuing my service on the Homeowners Association (HOA) Board of Directors.

Current Board Service & Project Completion:

Currently serving on the HOA Board of Directors and committed to fully completing existing projects in the pipeline.

Vision for New Projects:

Enthusiastic about exploring and implementing new projects such as a kids play area, pergola, and community sign boards to enhance our neighborhood.

Community Support & Issue Resolution:

Dedicated to extending support to the community and effectively addressing any issues that may arise.

Continuity and Experience:

My ongoing involvement will provide valuable continuity and experience for both current and future initiatives.

Please list previous board position and/ or experience:

During my time on the board, we have made significant progress, including:

Significant Cost Savings:

Successfully negotiated with the lawn maintenance vendor, resulting in savings of almost \$20,000 for our community.

Community Enhancements:

Utilizing these savings to complete multiple projects such as installing benches, pet stations, and issuing resident stickers.

Successful Infrastructure Projects:

Effectively managed the replacement of townhome roofs and the repainting of townhome house numbers.

Issues you feel need to be addressed by the Board of Directors in your community:

- * We have some security issues being close to state high way 121.
- * We need to address those issues and exploring options.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

Please circle No

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Nominee's Name: Rajat Sinha

Address: 4500 Titus Circle

Email Address: rajat_sinha@yahoo.com Alternate Email Address: _____

Phone Number: (385) 252-8700 Alternate Phone Number: _____

// eSigned by: Rajat Sinha

Nominee's Signature: on 5/29/2025 8:55:19 PM Date: 5/29/2025 8:18:22 PM

// stamped as 536c6e72-0f77-4d01-9267-04528c7aafcc

Candidacy Statement

Please tell us about yourself, as well as your vision and goals for Villages of Prairie Commons West Homeowner's Association, Inc..

Why would you like to serve on the Board of Directors?

I would like to join the board to improve the community. Help making decisions on different aspects of community functioning and chance to shape how life runs in the community . It is an opportunity for me to give back to the community.

Please list previous board position and/ or experience:

I don't have prior experience

Issues you feel need to be addressed by the Board of Directors in your community:

Improving communication and transparency in an HOA board can make a huge difference in building trust and ensuring smooth operations. Hold regular meetings to get inputs from residents. Explain why policies are being implemented and involve homeowners in discussions. Engage with residents and be approachable.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

Please circle **No**

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Nominee's Name: Sunil Kumar

Address: 4560 El Paso Dr

Email Address: a732917@gmail.com Alternate Email Address: _____

Phone Number: 201-477-8840 Alternate Phone Number: _____

// eSigned by: Sunil Kumar

Nominee's Signature on 5/26/2025 9:08:49 PM Date: 5/26/2025 9:04:54 PM

// stamped as b6d984b7-74ee-483b-97bc-e64d8d10f1a0

Candidacy Statement

Please tell us about yourself, as well as your vision and goals for Villages of Prairie Commons West Homeowner's Association, Inc..

Why would you like to serve on the Board of Directors?

I am passionate about ensuring Villages of Prairie Commons West remains a thriving community while proactively addressing financial challenges. With inflation continuing to rise, homeowners face increasing costs, and it's critical that our HOA takes a proactive approach to financial management. Instead of simply reducing expenses, I believe we should maximize the value homeowners receive for their HOA fees, ensuring every dollar is used effectively to benefit our community.

The previous board did an excellent job improving amenities within the constraints of our community's size and available land. Given these limitations, I want to ensure that we preserve existing enhancements while exploring innovative ways to create additional homeowner benefits without escalating costs.

With my expertise in negotiating large deals, conducting legal reviews, managing vendor contracts, tracking projects, and identifying creative solutions, I bring strong financial oversight to the board. My experience enables me to navigate rising costs, optimize spending, and secure cost-effective, high-value services for our community.

Transparency is key to a successful HOA, especially during times of economic uncertainty. I believe homeowners should have easy access to financial information and understand how their fees are allocated. By improving communication, hosting open discussions, and providing clear financial reporting, I want to ensure homeowners feel informed and confident in the HOA's decisions.

Ultimately, my vision is to create a financially sustainable, homeowner-friendly, and transparent HOA, ensuring smart governance that protects property values and shields homeowners from unnecessary financial burdens.

Please list previous board position and/ or experience:

While I have not previously served on a board, I bring critical experience in financial management and strategic oversight that directly supports effective HOA leadership. My expertise includes negotiating large deals, conducting legal reviews, managing vendor relationships, tracking projects, and developing innovative solutions to complex challenges.

These skills allow me to contribute cost-conscious decision-making, ensuring the HOA maximizes homeowner benefits without escalating costs. My ability to analyze financial details, collaborate with stakeholders, and execute successful initiatives will be especially valuable as inflation rises and homeowners face increasing expenses.

I look forward to applying my strengths toward transparent governance, financial efficiency, and homeowner-friendly policies, ensuring that Villages of Prairie Commons West remains a thriving, well-managed community.

Issues you feel need to be addressed by the Board of Directors in your community:

One of my top priorities is ensuring the board remains accessible and transparent. As inflation continues to rise, homeowners are understandably concerned about how their HOA fees are being spent and whether future increases are necessary. The board must foster open communication, allowing homeowners to ask questions, voice concerns, and fully understand financial decisions. This can be achieved through regular public meetings, improved communication channels, and homeowner feedback forums.

Additionally, I believe homeowners should have greater flexibility in beautifying their yards without excessive restrictions. While maintaining neighborhood standards is important, unnecessary regulations can create financial burdens for homeowners. A balanced approach will allow residents to enhance their properties in ways that align with personal preferences while still preserving the overall aesthetic and property values.

Policy enforcement must also be fair and reasonable, ensuring homeowners are not penalized with excessive fees or rigid penalties at a time when financial concerns are growing. I want to refine policy adherence processes, emphasizing education and collaboration over harsh enforcement. A practical approach will ensure compliance while keeping costs and penalties reasonable for homeowners.

The board must take a financially responsible approach that prioritizes homeowner value, long-term stability, and fair governance, ensuring that our community remains strong despite economic challenges.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

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Nominee's Name: Venkata Naga Sai Abhinav Koppu

Address: 4573 Wilbarger St

Email Address: abhikoppu4573@gmail.com Alternate Email Address: _____

Phone Number: (954) 292-5899 Alternate Phone Number: _____

// eSigned by: Venkata Naga Sai Abhinav Koppu
Nominee's Signature: on 5/29/2025 12:12:55 PM Date: 5/29/2025 11:59:48 AM

// stamped as 708082ed-e17f-4b0d-bf1b-06bb5759bfec

Candidacy Statement

Please tell us about yourself, as well as your vision and goals for Villages of Prairie Commons West Homeowner's Association, Inc..

Why would you like to serve on the Board of Directors?

I care about the community I live-in and will definitely try to help in any way to get that better which will be in fact helpful for other residents staying in the community. I'd like to serve to help ensure our community resources are used wisely and transparently. Will work towards creating a safer environment for all the residents and ultimately strive for making the community "great place to live"

Please list previous board position and/ or experience:

I don't have prior experience as a board-member in this community but have helped in organizing few community events/gatherings. I have known most of the residents personally and want to use that rapport/experience in helping with the community needs by serving as a board member

Issues you feel need to be addressed by the Board of Directors in your community:

- > Lawn maintenance and violations
- > Use of the common area (behind mailboxes)
- > Concerns about speeding/un-authorized vehicles
- > HOA fee break-down and transparency (townhomes vs single family)
- > ACC requests and amendments to existing policies

Any prior commitments that may prevent you from actively serving on the Board of Directors?

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Nominee's Name: Venkata Sudhir Pullamsetty

Address: 4568 Refugio Dr

Email Address: pvsudhir20@gmail.com Alternate Email Address: _____

Phone Number: (401) 489-4889 Alternate Phone Number: _____

// eSigned by: Venkata Sudhir Pullamsetty

Nominee's Signature: on 5/30/2025 11:02:16 AM Date: 5/30/2025 11:01:09 AM

// stamped as 1dd1e4eb-daa6-42e0-a57d-b8902de6c850

Candidacy Statement

Please tell us about yourself, as well as your vision and goals for Villages of Prairie Commons West Homeowner's Association, Inc..

Why would you like to serve on the Board of Directors?

I am eager to serve on the HOA Board of Directors to continue the board's strong legacy while adhering to our bylaws to ensure a thriving community. As the point of contact for our Neighborhood Watch group, I've collaborated with the Plano Police Department and residents to implement effective safety solutions, such as exploring innovative tools like Flock, demonstrating my commitment to a safer community. I am dedicated to upholding the board's established standards while enhancing communication through modern and traditional channels to keep all residents informed and engaged. Transparency is a cornerstone of my approach. I will promote openness and accountability in all board actions, fostering trust and encouraging active participation. By honoring the bylaws and building on the board's achievements, I aim to contribute my passion and experience to strengthen our community for all residents.

Please list previous board position and/ or experience:

While I have not held a formal board position, I bring two years of relevant experience organizing community events, successfully engaging neighbors and volunteers. I have actively listened to community needs, planned inclusive events that gained majority support, and fostered teamwork to ensure collective growth and success.

Issues you feel need to be addressed by the Board of Directors in your community:

To enhance our community, I believe the Board of Directors should prioritize the following within the constraints of HOA limits and bylaws:

1. ****Improve Communication****: Implement regular meetings and clear violation notices to foster open dialogue between the board and residents.
2. ****Increase Transparency****: Provide clearer information on HOA budgets, ensuring residents understand financial decisions and allocations.
3. ****Optimize Common Areas****: Explore innovative uses of HOA common spaces to create engaging, functional areas for all residents.
4. ****Address Traffic and Safety****: Develop strategies to mitigate traffic concerns and enhance safety measures throughout the community.
5. ****Streamline Processes****: Enhance the efficiency of the Architectural Control Committee (ACC) and other workflows for smoother operations.
6. ****Foster Community Engagement****: Plan year-round events to build a vibrant, inclusive community atmosphere.

By focusing on these areas, we can strengthen our community while adhering to established guidelines.

Any prior commitments that may prevent you from actively serving on the Board of Directors?

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