

# 2026 HOA Board of Directors Candidate Profile

Updated: 9/8/2025

For more information, contact: [NominatingCommittee@thespringsathighrock.org](mailto:NominatingCommittee@thespringsathighrock.org)

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## Purpose

The Springs at High Rock Homeowners Association, Inc. seeks candidates for its Board of Directors. Annually, the Association elects five (5) directors to serve on its Board. The [SHR Nominating Committee](#), as specified by the Bylaws, confirms candidates' standing and assists with proxy collection and ballot counting during the annual meeting.

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## How to Apply as a Candidate

A Candidate may apply by:

1/ Indicating the Candidate's intent to serve via email to the SHR Nominating Committee at [nominatingcommittee@thespringsathighrock.org](mailto:nominatingcommittee@thespringsathighrock.org) by no later than **Wednesday, September 24, 2025 at midnight** to be included on the proxy ballot. The sender's email must be the Candidate's email address.

Emails received after the deadline *will be included on the ballot at the annual meeting*, however not included on the printed proxy sent by Cedar Management Group.

2/ The Candidate may include this completed document at the time of candidacy submission or by October 29, 2025. Email this document to [nominatingcommittee@thespringsathighrock.org](mailto:nominatingcommittee@thespringsathighrock.org).

3/ A Candidate or another SHR Property Owner may announce your candidacy at the annual meeting from the floor prior to ballot casting. If the nomination comes from the floor, the Candidate will be requested to answer some of the questions below in real time.

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# Candidate Information

Date of Application	9/22/2025		
First Name	Steve	Last Name	Vogel
SHR Address	678 Rocky Cove Lane		
Email	swvogel@yahoo.com	Phone	314-757-1086
Mailing Address	678 Rocky Cove Ln, Denton, NC 27239		
Duration of Property SHR Ownership	4.5 yrs		

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# Candidate Profile

1. What responsibilities do you feel an HOA Board Member has to the SHR Community?
  - *Communicate and collaborate with all members of the community to ensure their voice is heard.*
  - *Ensure the actions of the Board are fiscally responsible.*
  - *Interpret and ensure adherence to the covenants/rules or work to make changes if there is substantial community interest in doing so.*
  - *Steward our resources - Work to keep the community as nice (or nicer) as what attracted all of us to it.*
2. What are the top three priorities you see for the SHR Community?
  1. *Oversight of fiscal measures to support maintaining the quality of the community (primarily roads, lights and facilities) and address debt collection to the fairness of all.*
  2. *Review ARC policies and procedures to ensure the attractiveness of the community is maintained.*
  3. *Better and more consistent enforcement of community rules and doing away with rules that are not going to be enforced.*

**What is the hottest topic at the present time?** *How we provide access to the community without being over burdening on our members or the Board/committee that is maintain community access.*

3. How do you take an active interest and go out of your way to both observe and note what is happening in our community?

*Get involved, be a steward, be a good neighbor, be an active listener. To date I've enjoyed partaking in community activities, enjoying the many assets of the development, and proactively executing on things that need to be addressed (downed trees or picking up trash, etc).*

4. How accessible are you to the SHR Community on either a scheduled or unscheduled basis? *As a fulltime resident, I am generally available on short term notice.*

5. Are you able to commit to attend scheduled board meetings held at the SHR Clubhouse?

☒ Yes      ☐ No

6. Do you have access to the Internet?

☒ Yes      ☐ No

7. Are you willing to work via the Internet with other board members, committees and the Cedar Management Group?

☒ Yes      ☐ No

8. Can you be proactive and make unbiased and sometimes difficult decisions?

☒ Yes      ☐ No

9. What are some of the contributions you have made or been involved with as a Board Member, Committee Member, or Property Owner – within the SHR or elsewhere?

*During my first four years on the Board, I focused on collection of past due accounts, reducing the outstanding assessments and putting in place a documented process to ensure the timely addressing of delinquencies to make sure they do not get out of hand. I have also worked to re-direct ARC's focus on aesthetics and maintaining property values, and updating the Neighborhood Appearance Policies in a practical way. I was instrumental in the development of a new proxy to address the concerns and desires of many of our residents.*

10. Have you thoroughly read the SHR Covenants and Bylaws?

  X   Yes             No

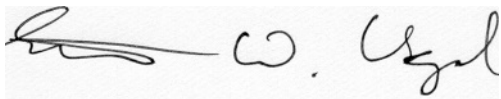
11. What else would you like the SHR Community to know about you?

*I have been involved for many years with other HOAs and have a history of addressing common issues that all HOAs seem to face. I am familiar with reading architectural drawings and understanding building requirements. And, my professional background is in electronic design and computers.*

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## Acknowledgement

In accordance with the Corporate Transparency Act, I, Steven W. Vogel, am willing to disclose personal information, including providing to The Springs at High Rock HOA secretary, a picture of my driver's license or passport. And understand that this information will be reported to FinGen (Financial Crimes Enforcement Network).



9/22/2025

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Candidate Signature

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Date