

Candidate Information

Date of Application	10/29/25		
First Name	Josh	Last Name	Nyberg
SHR Address	2805 Sierra Trace Road		
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Mailing Address	2805 Sierra Trace Road Denton, NC 27239		
Duration of Property SHR Ownership	5 years		

Candidate Profile

- What responsibilities do you feel an HOA Board Member has to the SHR Community?
 - **Be available and approachable** – Make time to answer questions and address the concerns of community members in a respectful and timely manner.
 - **Mediate conflicts thoughtfully** – Work to resolve neighbor or community disputes with fairness, understanding, and professionalism.
 - **Keep homeowners informed** – Share regular updates through email, newsletters, or meetings so everyone stays aware of important community matters and decisions.
 - **Conduct fair elections** – Oversee board elections and committee appointments in a transparent, inclusive, and modern voting process that reflects the voices of all residents.
 - **Oversee committees within The Springs** – Ensure committees reflect democratic, community-driven decisions rather than those formed by a small group of individuals with narrow views or personal agendas. Committees should welcome diverse input, embrace updated design elements, and represent the broader interests of homeowners.
 - **Prioritize community safety** – Identify and address potential hazards promptly, and ensure the neighborhood stays in compliance with all safety and legal standards.

- **Help oversee proper distribution of HOA fees and the community budget** – Ensure that funds are managed responsibly and allocated toward improvements, maintenance, and features that benefit the majority of residents — not just a select few.
- What are the top three priorities you see for the SHR Community?
 1. **Encourage greater community involvement** – Create more opportunities for residents to have a genuine voice in HOA decisions, ensuring choices reflect the collective input and best interests of the entire neighborhood.
 2. **Maintain a safe and secure environment** – Protect the well-being of residents while respecting each homeowner's personal privacy and property rights.
 3. **Rebuild our sense of community** – It's time to bring back the spirit of connection that once made this neighborhood special. We need to rebuild trust, restore kindness, and foster a sense of belonging where neighbors look out for one another, not away from one another. Through open communication, shared purpose, and mutual respect, we can make this community whole again.

What is the hottest topic at the present time?

- There has been an ongoing tolerance of individuals serving on committees or the HOA Board who appear more focused on advancing their own personal agendas than serving the best interests of the community. This behavior has fostered negativity and created significant barriers for future homeowners hoping to build here — often due to unexpected or arbitrary restrictions on materials, colors, and setbacks that go beyond our established guidelines. These “made-up rules” not only discourage growth but have also led to rude and demeaning interactions between certain committee or board members and both current and prospective residents.

Decisions of this magnitude should never rest in the hands of a few individuals; they should reflect the input and consensus of the broader community. Furthermore, the tone and professionalism in written communications — including emails and texts — must reflect respect, courtesy, and integrity. The current pattern of condescending and hostile responses is unacceptable and unworthy of those elected or appointed to serve this neighborhood.

This ongoing behavior has also damaged our neighborhood's reputation within the wider community and even throughout the county — known now for unnecessary restrictions, inconsistent enforcement, and unwelcoming conduct. It's time to restore fairness, transparency, and mutual respect so that our community can once again be a place others admire and people can be proud to call home.

- How do you take an active interest and go out of your way to both observe and note what is happening in our community?
 - I began serving on the IRC Committee shortly after we moved into our home and have remained actively involved ever since. I later joined the ARC Committee with the hope of helping to improve and simplify the process for prospective homeowners, after hearing repeated concerns and frustrations from residents and contractors about negativity and criticism within the process. After serving on the ARC Committee as a non-voting member, I ultimately felt I had no choice but to step down. The behavior I witnessed from certain fellow committee members was not something I wanted my name or reputation associated with. Too often, decisions were influenced by personal opinions and agendas rather than by fairness, consistency, or the best interests of our community.

I truly enjoy connecting with our community members, getting to know them, and working toward restoring a positive, welcoming atmosphere in our neighborhood — one where people feel valued, respected, and proud to live.

- How accessible are you to the SHR Community on either a scheduled or unscheduled basis?
 - I'm available to the community as needed — whether through scheduled meetings or informal conversations. I make it a priority to respond quickly to messages and do my best to make time for anyone who has questions or concerns about our neighborhood. My phone is always available, and I'm happy to speak with anyone within the community at any time.
- Are you able to commit to attend scheduled board meetings held at the SHR Clubhouse?
☒ Yes ☐ No
- Do you have access to the Internet?
☒ Yes ☐ No
- Are you willing to work via the Internet with other board members, committees and the Cedar Management Group?
☒ Yes ☐ No
- Can you be proactive and make unbiased and sometimes difficult decisions?
☒ Yes ☐ No
- 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?
 - Within this community, I've taken an active, hands-on approach to improving and maintaining our shared spaces. I've helped check shooting grades on drainage, coordinated changes to stop signs, personally cleaned the front pond, replaced damaged reflectors along the roads, and added bird wire to the tennis and pickleball courts. These efforts come from a genuine desire to enhance the safety, function, and beauty of our neighborhood for everyone who lives here.
- Have you thoroughly read the SHR Covenants and Bylaws?
☒ Yes ☐ No
- What else would you like the SHR Community to know about you?

I am fair, honest, and not afraid to be direct when it comes to following the rules and doing what's right. I'm always willing to lend a hand and help anyone who needs it. I also use my professional knowledge to support the maintenance of our roads and the overall infrastructure of our community. Above all, I have a big heart and truly enjoy interacting with our neighbors and being part of what makes this community special.