

2026 HOA Board of Directors Candidate Profile

Updated: 9/8/2025

For more information, contact: NominatingCommittee@thespringsathighrock.org

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.

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 by no later than **Wednesday, September 24, 2025 at midnight** to be included on the mailed 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.

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.

Candidate Information

Date of Application	October 27, 2025		
First Name	Gary	Last Name	Chapman
SHR Address	2442 Rocky Cove		
Email	garychapman005@gmail.com	Phone	615.393.1975
Mailing Address	2442 Rocky Cove Ln, Denton, NC 27239		
Duration of Property SHR Ownership	32 months		

Candidate Profile

1. What responsibilities do you feel an HOA Board Member has to the SHR Community?

An HOA Board Member's primary responsibility is to protect and enhance the long-term value, beauty, and harmony of our community. That means ensuring fair governance, transparent communication, and responsible financial management. I believe a Board Member must lead with integrity, listen with empathy, and make decisions that reflect the shared interests of all residents — not just the most vocal voices. Above all, I see the role as one of stewardship ensuring all property owners feel a sense of enjoyment, safety, and pride protecting what makes The Springs special while thoughtfully guiding its future growth.

2. What are the top three priorities you see for the SHR Community?

1. Maintaining and improving property values through careful planning, consistent standards, and infrastructure upkeep along with new community assets.

2. Strengthening community connection and communication so all residents feel informed, respected, and heard.

3. Preserving the natural beauty and safety of our environment — our lake, trails, and amenities — through responsible management and forward-looking policies.

What is the hottest topic at the present time? *Division within the community... I think*

*that we all want the same thing which is simply a way enjoy and grow our unique community with our family, friends, and neighbors while having a simple structure in place lead by passionate individuals to ensure our community continues to be a place of beauty, collaboration, and enjoyment while protecting the privacy, security, and value of our homes and properties. We all must **respect** each other while understanding everyone's situation and interests are unique. Overcomplicating policies can lead to grey areas that lead to division. I think we need to refresh most all policies and get majority consensus from the community with all voices heard, but more importantly let each neighbor understand and hear each other where there might be differences.*

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? I live at the very end of Rocky Cove Ln (by the RR Trestle) so I have the privilege of driving by almost every property every day. Most times to soak in the beauty I take Rocky Cove in and Seirra Trace out! We also enjoy golf cart rides most days to hopefully engage with our neighbors while out enjoying our community assets. Being I have the unique opportunity to monitor the railroad activity with it being in my back yard, I have several personal motion web security cams along the RR tracks where I mitigate trespassing and keep the rear access of our community safe for everyone. I collaborate with NC Wildlife on making sure they have access to my cams to also help monitor RR trespassers that come from the dam fishing access area. My family (mostly my 14-year-old son Hunter) has spent the last few years cleaning up the railroad and coves from the trestle all the way to the Dam to promote a litter free and clean environment for us all to enjoy. I have logged countless occurrences of very alarming activity including attempted thefts, drug use, indecent exposure, and illegal firearms use just to name a few on and near the RR tracks by the dam, pond by the dam, and the trestle bridge on my live cams that I take upon myself to make sure others in the community don't have to. These cams are synced to my phone so when I get an alarm, I use my ATV and immediately address the trespasser, much quicker and effective than NC wildlife/sheriff can. By doing this for the last 24 months, I have witnessed (and hopefully others have too) how effective the right kind of deterrence can successfully impact our community from major security threats in a few of the vurnable areas we have in our community.*
4. *How accessible are you to the SHR Community on either a scheduled or unscheduled basis? Extremely, I work from home in the Springs full time and my wife stays at home taking care of our 2 children. We hate leaving such a great place, so try and stay at*

home as much as possible lol.

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

☒X Yes ☐No

6. Do you have access to the Internet?

☒X Yes ☐No

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

☒X Yes ☐No

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

☒X 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?

Recently a few months ago, I just was added to the security committee to work with others on utilizing new tech to best monitor our few high risk areas of our community perimeter however I never had the opportunity to contribute. I also expressed interests in working with the ARC committee due to my profession and interests. As I mentioned above in #3, I have been an active deterrent of trespassers for last 18 months or so with the use of my personal cams that monitor the RR activity keeping our community safe from unknown threats. We have been active in cleaning up and maintaining the RR and Coves that border our community.

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?

My wife Heather, son Hunter (14), daughter Nova (5), and our black lab Junior aka "June Bug" all love it here and constantly remind ourselves how lucky we feel living here and being apart of this community. For better or worse, as a family we all have contributed to taking the approach to build our own home ourselves! Being a fairly newcomer to the community coming up on 3 years this Feb, I feel that I have a fresh

perspective that I want to contribute to the community. Between my “challenging” build we just finally finished where I worked closely with ARC, my commitment to retiring here (even though I’m only 40 lol), and my strong technical background in leading innovation for the world’s largest general contractor (Turner), I feel like this is a great opportunity to lead and contribute the best I can to our community where I can represent EVERYONE in a balanced way. I have some innovative and specific “no brainer” ideas that can I propose to the community throughout the year where we can all rally behind to make our community the best it can be today and tomorrow. I also want to provide a more streamlined way to hear from others on their ideas. Im looking forward to fishing more, dusting off my golf bag, and putting some miles on our golf cart once we get closer to “finishing” our home that seems to never end!

I have met many folks in the community since my time here, ALL of which are GREAT people that I am proud to call my neighbors!