

My name is Ben Pepa, and I have been a homeowner in Northern Terrace since 2019. I previously served on the Board of Directors in multiple roles and remain committed to **transparency, responsible governance, lawful conduct, and fair representation** of all homeowners within the community. I believe in fair representation for all unit owners in our community.

Accomplishments During My Prior Tenure

- Oversaw completion of more than **100 repair and improvement projects** to restore the community. Restored all aquatic facilities, modernized equipment, and introduced automation that reduced energy and pool chemical costs.
- Repaired and replaced neglected pool heating, filtration and chemical systems and instituted vendor accountability policies.
- Replaced 7 HVAC units with modern, energy efficient systems that produced significant cost savings after old units failed from neglect.
- Established regular maintenance programs for pools, gym, gates, HVAC, and other amenities, ensuring alignment with the reserve study.
- Worked with vendors to bring the Clubhouse into full **commercial code compliance**, eliminating unsafe residential components, use of unlicensed contractors and poor workmanship – largely attributed to lack of accountability and complacency.
- Implemented energy efficiency upgrades (automatic door closures, weatherstripping, replacement of outdated water heaters with commercial units) also taking advantage of many of the rebate programs offered by public utility or state to reduce carbon emissions.
- Refreshed community amenities, including Activity Room and playground surfaces, making them safer, more functional, and available for frequent use. Instituted proper inspection schedules and reports to ensure proper maintenance and safety of our common elements.
- Standards were high — gone were the days of hiring unlicensed or unqualified individuals to conduct work and rubber stamping.

Current State of the Community

Since leaving the board, I have watched with concern as many of these improvements have **fallen back into disrepair**. I have seen flashy presentations and willful disregard. With the elimination of all preventative maintenance and safety inspections, we now see:

- Repeated pool closures and ignored heater repairs led to us not having a heated venue until summer.
- Failed safety inspections of our facility or pools by the City or State due to negligence by our Board.
- Broken gates, unmaintained streets, and unsatisfactory overall conditions of our community while issuing citations to homeowners for violations.
- Failure to maintain HVAC, pool, fire/sprinklers and other critical systems – the gym was neglected and it shows.
- Reduced amenity quality, hours of service, more holiday closures or unexpected closures.

Despite raising assessments, homeowners have been denied financial transparency. Nearly half a million dollars of association funds have been spent, and the Board refuses to present supporting documentation or contracts at meetings and there is no accountability. Meetings are repeatedly conducted in Executive Session in violation of Nevada law, with contracts awarded behind closed doors – many of which are never ratified before the homeowners.

Why Re-Elect Me?

As a homeowner, I moved to Northern Terrace for the amenities—specifically the pools, spas, and a safe, functional community. Under my prior leadership, we had:

- Two heated, fully operational pools, a spa, gym, and wading pool. The lap pool operated on a trial basis all winter long for residents to enjoy and the Clubhouse was open daily from 5am-10pm daily, 7 days a week excluding Christmas Day and New Years Day.
- Functional gates, a safe playground and reliable amenities that were in working order; no excuses, gaslighting or deflection.
- **Vendor accountability**, with contractors and vendors held responsible for performance, quality and workmanship.
- Transparency in budgeting - **no increase in assessments or cutbacks of hours, service or maintenance** that we see today.

Today, shortcuts, secrecy and personal agendas or vendettas have replaced due diligence, openness and transparency we once established and as required by law. Vendors previously terminated for cause have been re-hired. Amenities are closed on major holidays and facility hours reduced—not to serve homeowners, but to accommodate management company staff and save money for poor budgeting.

The Board's fiduciary duty is to the association—not management companies, not vendors. I have demonstrated a proven record of service and results. I intend to restore accountability, transparency, and proper maintenance so our community can once again thrive.

There are individuals who have repeatedly made false, baseless, and unsubstantiated accusations. Homeowners should be mindful that every defamatory statement directed at me has failed under scrutiny—because these claims simply never occurred. It is also important to consider the motives of those spreading such allegations: are they driven by personal interests or business-related agendas?

In closing, I thank you for your continued support.

Sincerely,

