

Dear Northern Terrace Homeowners,

My name is Randy Stout, and I am asking for your vote to be re-elected to the Northern Terrace Homeowners Association Board of Directors.

I've proudly called this community home since 2011 and have had the privilege of serving in multiple roles on the Board, including President, Secretary, and Treasurer. With a deep understanding of our neighborhood and years of hands-on leadership, I remain committed to transparent, responsible governance that puts homeowners first.

About Me:

- U.S. Army Veteran
- Retired after 25 years with the Nevada Department of Corrections
- Active in the community since 2011, regularly attending HOA workshops, classes, and seminars
- Known for promoting a safe, transparent, and well-managed association

Key Accomplishments:

- Organized three special homeowner meetings to address critical issues
- Prevented prior management from selling memberships or allowing non-residents to access community facilities
- Reformed credit card policies and financial record-keeping, though these improvements have since been neglected
- Helped initiate the Meritage lawsuit, securing legal and technical support to protect the HOA's interests
- One of four board members who completed 100+ clubhouse improvements without raising assessments—many of which have since fallen into disrepair under recent Boards
- And much more—all with a focus on accountability and value for homeowners

Looking Ahead:

If re-elected, I will continue to:

- Listen to your concerns
- Promote open communication
- Demand transparency in all financial and contractual matters
- Protect our community from wasteful spending and poor oversight

My goal remains simple: to ensure Northern Terrace remains a safe, vibrant, and well-managed community for everyone.

Addressing Misinformation:

Unfortunately, some individuals have chosen to spread false accusations about me. These claims are entirely baseless—no investigation or hearing has ever taken place because there is no merit to the allegations. This is politics, not facts.

Why Your Vote Matters:

- The current Board approved nearly \$500,000 in spending and a 25% assessment increase—much of it outside of open meetings
- The new FirstService Residential contract has created a financial windfall for management, not homeowners
- I have consistently acted with integrity, focusing on real results—not empty promises
- I will continue to defend your right to a transparent, accountable, and homeowner-focused Board

I respectfully ask for your vote so I can continue to advocate for our community, protect your investment, and ensure Northern Terrace remains a place we're all proud to call home.

Thank you for your time, trust, and support.

Sincerely,

Randy Stout