

VOTE

ANNE FERGUSON

DEL WEBB RANCHO MIRAGE
HOMEOWNERS BOARD

**ANNE
HEARS
YOU!**

**Vote Anne for HOA
board: 35 years of
professional experience,
trust, and credibility.
*Anne pledges complete
HOA transparency.***



ANNE HEARS YOU!

ANNE FERGUSON

PROMOTING NEIGHBORHOOD OWNERSHIP AND AUTONOMY

- Our neighborhood has long been subject to rules dictated by Pulte's interests. As we transition to full private ownership, it's time for residents to have a say in how our community is run.
- I am committed to empowering homeowners to shape our neighborhood's future with fairness and respect for all.

COMPETENCE AND EFFICIENCY

- Our HOA is a substantial business with \$5 million in annual revenue. It's essential to run it with the same professionalism and efficiency as any successful enterprise.
- With my background in running businesses, including as president and CEO of an international software company for 30 years, I bring the expertise needed to help manage our HOA effectively.

COMMUNITY ENGAGEMENT AND TRANSPARENCY

- The HOA board must be a direct reflection of the community's needs and desires. Your input is crucial in shaping policies that benefit us all.
- I will establish a bi-directional Open Forum in board meetings to ensure residents' voices are heard, and decisions are made transparently.

LEGAL EXPERTISE AND COMPLIANCE

- Our HOA is governed by the Davis-Stirling Common Interest Development Act which is the popular name for the portion of California Civil Code defined in sections 4000-6150. Understanding, and complying with, these laws is vital to protect homeowners' rights.
- I will ensure the board is well-versed in Davis-Stirling and will seek expert legal counsel when necessary to safeguard homeowners' interests.

FINANCIAL RESPONSIBILITY AND ACCOUNTABILITY

- I believe in maintaining our HOA dues at their current level, barring any unforeseen circumstances. This requires strict financial oversight and transparency.
- I am committed to providing full financial statements and disclosures to all members each month, ensuring accountability and trust in our financial management.

In conclusion, I am dedicated to leading our community with integrity, transparency, and a deep commitment to our collective well-being. Together, we can create a neighborhood where everyone feels heard, safe, and proud to call home. Your vote for me is a vote for a stronger, more inclusive community. Thank you.