



# **6 CHANCES TO WIN!**

## **\$200 Award!**

**Send in your Absentee Ballot/Proxy form for the Grayhawk Association of Homeowners, Inc. 2023 Annual Meeting to be ELIGIBLE FOR THE DRAWING! Six (6) gift cards will be available to win, a \$200 value each. Six (6) lucky homeowners will win!**

**Note: The drawing will only be held if there is a quorum present at the meeting by proxy. SUBMIT YOUR BALLOT/PROXY! GET YOUR NEIGHBORS TO SUBMIT THEIR PROXIES!**



Only owners in the Grayhawk HOA are eligible. Proxy/ballots must be signed by the homeowner to be valid. Proxies must be received by noon on December 5, 2023. You need not be present at the meeting to win.

**2023 ANNUAL MEETING**



Professionally Managed by SBB Community Management  
An Accredited Association Management Company  
**ANNUAL MEETING NOTICE**  
**Tuesday, December 5, 2023**

Dear Grayhawk Homeowners,

Grayhawk Association of Homeowners, Inc. will hold its 2023 Annual Meeting in the **Stafford Middle School cafeteria** on **Tuesday, December 5, 2023** starting at 7:00 p.m. Stafford Middle School is located at 2288 Little River Road, Frisco, Texas 75033. Light refreshments will be available. The meeting will also be held via Zoom (log-in information is below). The Agenda is:

- I. Call Meeting to Order
- II. Introductions / Overview
- III. Guest Speaker – Sgt. Stephen Byrom, Frisco Police Department
- IV. Proof of Notice of Meeting / Waiver of Notice
- V. Financial Review
- VI. 2023 Annual Review
- VII. 2024 Association Outlook
- VIII. Election / Announcement
- IX. Adjourn Meeting

There are four (4) Board member terms expiring this year. Two incumbent Board members are running again for the Board: Brad Boercker and Alex Nestor. Two additional homeowners have also submitted Candidacy Forms this year: George de Shields and Adrienne Hudson. The Candidacy Forms for all four candidates are included in this Notice for your review. The term lengths for these Board seats are three (3) years and they are volunteer, unpaid positions. Please complete the attached Proxy/Absentee Ballot form and vote for four (4) candidates. **Nominations will not be taken from the floor and all voting should occur before the meeting.**

Please submit the attached proxy/ballot, **even if** you plan to attend the Annual Meeting. Your Proxy will help us to meet the quorum requirement. If a quorum is not present in person or by proxy, then business cannot be conducted, and another date must be set at additional cost to the Association. Submit the completed proxy/ballot online via the website, [www.grayhawkfrisco.com](http://www.grayhawkfrisco.com), or by scanning and emailing to [b.crudden@sbbmanagement.com](mailto:b.crudden@sbbmanagement.com), by fax, or by placing it in the lock box at the gate area of either swimming pool. **By sending in your proxy, you will be eligible for the drawing for one of the six (6) \$200.00 gift cards, even if you do not attend the meeting.** If you attend only by Zoom, you will not be counted for quorum or voting, so please be sure to send in your proxy/ballot form! (One proxy/ballot per household.)

Should you have any questions concerning the meeting, please feel free to contact me.

Sincerely on behalf of the Board of Directors,

*Betty Crudden*

Betty Crudden, CMCA®, AMS®, PCAM®  
Senior Community Manager  
SBB Management Company, AAMC®

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**Zoom Log In:**

Topic: Grayhawk Annual Meeting

Time: Dec 5, 2023 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/93645530471?pwd=Z3hYU24wTnFZbFlhYUFLMTNGK3R3Zz09>

Meeting ID: 936 4553 0471

Passcode: 886069

One tap mobile +13462487799,,93645530471#,,,886069# US (Houston)

**Grayhawk Association of Homeowners, Inc.**

**ABSENTEE BALLOT**

AND

**PROXY**

**2023 ANNUAL MEETING**

**PROXY**

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I/we, the undersigned, hereby revoke any previous proxies and do hereby give and grant to the person identified below ("**Proxy Holder**") my/our revocable proxy to vote and act on my/our behalf as a Member of Grayhawk Association of Homeowners, Inc. (the "**Association**"), at the Annual Meeting of the Association **scheduled for December 5, 2023**, or as such meeting may be rescheduled, adjourned or recessed and reconvened, for the stated purposes of voting on such matters as may properly come before the meeting of Members. If I **do not** cast my vote on the matters set forth below in the Absentee Ballot, my Proxy Holder is authorized to vote on my behalf, in his or her discretion, in the same manner and to the same extent and with the same effect as if I/we was/were personally present at such meeting and consented or voted:

I do hereby appoint the individual identified below as my Proxy Holder:

**Check only one:** ☐ The Chairperson of the Meeting, OR

☐ \_\_\_\_\_ (another individual)

Where I/we am/are present in person at said meeting and elect to cast a vote on my own behalf such action will supersede and suspend the effectiveness of this proxy. Where I/we have given my/our written proxy to another named person dated later than the date hereof, such subsequent proxy will supersede and suspend the effectiveness of this proxy.

**ABSENTEE BALLOT**

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This Absentee Ballot will allow you, as a member of the Grayhawk Association of Homeowners, Inc., to cast your vote on the following matters in lieu of attending the Annual Meeting of the Association scheduled for December 5, 2023, or as such meeting may be rescheduled, adjourned or recessed and reconvened.

**APPROVAL OF MINUTES.** (The 2022 Annual Meeting Minutes may be reviewed on the website, [www.grayhawkfrisco.com](http://www.grayhawkfrisco.com))  
**With regard to the Minutes of the 2022 Members of the Association Annual Meeting:**

**Check only one:** ☐ I approve the Minutes of the 2022 Annual Meeting.

☐ I vote not to approve the Minutes of the 2022 Annual Meeting.

**APPROVAL OF ELECTION UNDER IRS REVENUE RULING 70-604:**

**Check only one:** ☐ I approve the Election.

☐ I vote not to approve the Election.

**ELECTION OF DIRECTORS.** You may vote for **four (4)** candidates for director position. Place an X next to the candidate of your choice. You may only select four candidates. (Order of names is by random drawing.)

☐ Adrienne Hudson

☐ Brad Boercker

☐ George de Shields

☐ Alex Nestor

**\*\* Per State law, ballots are kept *strictly* confidential. State law also requires that a ballot be signed and in writing in order to be valid. \*\***

**\*\* Although none of the items on the Absentee Ballot will be changed at any meeting, State law requires the following to be included when votes are solicited by absentee ballot:** *“By casting your vote by absentee ballot you will forgo the opportunity to consider and vote upon any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case, any in-person vote will prevail.”*

**DATED AND EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Print Homeowners Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowner Signature

\_\_\_\_\_  
Address in Frisco, TX 75033

**To send in your Absentee Ballot and Proxy:**

Choose the method easiest for you:

- \* Complete and submit the ballot/proxy form online via the website, [www.grayhawkfrisco.com](http://www.grayhawkfrisco.com).
- \* Scan both pages of the executed document and email to [b.crudden@sbbmanagement.com](mailto:b.crudden@sbbmanagement.com)
- \* Drop off in one of the lockboxes at the main gate of each pool (12467 Ducks Landing or 13825 Grayhawk Blvd.)
- Fax both pages of the executed document to 1-(888) 980-0985, attention: Betty Crudden
- Mail both pages of the executed document: Attention: Grayhawk Annual Meeting  
SBB Management Company  
12801 N. Central Expressway, Suite 1401  
Dallas, TX 75243

**\* Due to current slowdowns in the USPS mail service, online, email, FAX or drop-off submittal is strongly suggested.**

**MUST BE RECEIVED NO LATER THAN NOON ON TUESDAY, DECEMBER 5, 2023.**





**Grayhawk Association of Homeowners, Inc.**  
**DECLARATION OF CANDIDACY**  
**BOARD OF DIRECTORS**  
**2023**



Volunteering for the Board of Directors of your Homeowner's Association (HOA) can be very rewarding. However, there are also responsibilities. Each Board member will agree to be the Board Liaison to one of the Association's committees. There are Board meetings to prepare for and attend, and time is spent every week reviewing and responding to emails regarding Association business. Some aspects of the Board of Directors' business are confidential and cannot be discussed with others, even with a spouse. On the rewarding side, you will meet many of your neighbors and will enjoy the satisfaction of knowing you are working to improve the neighborhood and build a stronger feeling of community.

Please attach responses in a separate document if more room is needed.

Name: Adrienne Hudson  
Address: 1276 Dutch Hollow  
Phone: 949-878-6873 Email: mommyjam123@yahoo.com

**Brief Personal History** (family members, interests, education, years living in Grayhawk, etc.)

**Pertinent Experience and Qualifications** (employment history, prior experience in an HOA, Committees, Board of Directors, etc.):

**SEE ATTACHED**

**What is your main priority for serving on the Board of Directors** (building community, improvements, building a vision for the community, etc.)

**How many Board of Directors Meetings have you attended in the last twelve (12) months?** \_\_\_\_\_

**Are there any commitments that will deter you from serving on the Board of Directors** (travel, employment, etc.)

By submitting this form, I acknowledge that if elected, I accept the responsibilities of a Director on the HOA Board as described in the Grayhawk Association of Homeowners Bylaws. In addition, I approve distribution of the information provided above via the Grayhawk Homeowners Association Election Packet being sent to all Association Members so they may be aware of all candidates running for open seats on the Board, enabling them to make informed voting decisions.

**Deadline for submittal is noon on Wednesday, November 1, 2023**

(Nominations will not be accepted from the floor at this meeting)

(972) 960-2800 Fax (888) 980-0958

**b.crudden@sbbmanagement.com**

- 1) Hi I am Adrianne, I have been blessed to live in Grayhawk for 7 years. I am married to a wonderful man named Joe, and I have three amazing kids, one of whom still lives at home. My oldest son just finished his tour in the Army, my middle son is currently an apprentice at his father's business in Austin, and my youngest is thriving in middle school. Outside of being a dedicated wife and mother, I run a successful charcuterie and catering business. I am very active in my church and my community. I enjoy volunteering and giving back.
- 2) For over 10 years I worked in Human Resources for Fortune 500 companies. I was responsible for recruiting, hiring, training and leading multiple employees. I was on the PTA board at Stafford for one year, and I am currently serving on the board for the drama department at my son's school. I have been a cub scout den mother. I currently run a successful blog with different social media outlets. I have volunteered in various positions at my church. Currently in Grayhawk, I volunteer on the social committee and I have helped with past events including the spring fling, community awareness night and the fall festival. I am also very active with LovePacs which helps feed hungry children in our community.
- 3) My hope by serving on the board is to continue to build on the sense of community that I have seen blossoming in Grayhawk. With 2,000 homes and families, I am aware that there may be challenges, but my hope is to address these concerns while giving residents a voice in our community. The skills that I have acquired with my vast experiences would be valuable to the decisions I would have to make on behalf of the HOA.
- 4) Over the past year I have been able to attend 2 homeowner meetings. Although I have not attended all of the meetings, I am kept abreast of what was discussed and the plans for the community. I can guarantee my attendance at all board meetings going forward.
- 5) I am aware of the time commitment that being on the board requires, and I am fully committed to this role. I have full support from my husband and my family.



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**Please attach responses in a separate document if more room is needed.**

Name: Bradley Boercker

Address: 14409 Rising Star Blvd, Frisco TX

Phone: (713) 398-2250 Email: bradley.boercker@gmail.com

**Brief Personal History** (family members, interests, education, years living in Grayhawk, etc.)

I am a Senior analytics professional working for Harley Davidson after a wide range of experiences in Fraud, Business Intelligence, Risk and Modeling. Undergraduate and graduate degrees in Accounting, Finance and Economics, previously serving as an accounting professor in Texas and Associate Research Scholar at Oxford University. My wife and I moved to Grayhawk in 2018 where she is a former SPED Teacher now running After-school programs for a multi site non-profit.

**Pertinent Experience and Qualifications** (employment history, prior experience in an HOA, Committees, Board of Directors, etc.):

I am grateful to be the Treasurer and Social Liaison for the Grayhawk HOA. During my tenure we have implemented multiple needed changes throughout the community including building a plan for the hill, increasing homeowner feedback, cleaning up financial statements and creating a social committee which has put together all of the wonderful functions. I have served on several professional committees including: ACFE (Fraud Examiner), IMA (Management Accountants) CeFro (Fintech Leaders Board). If elected this would be my second and final term.

**What is your main priority for serving on the Board of Directors** (building community, improvements, building a vision for the community, etc.)

As a community, we need to continue refining and building upon the presented 1-3-5 year plan. We are an older community, and this presents unique challenges. Specifically home-site upkeep, enforcement of agreed to by-laws, financing the hill remediation work, enhancement of existing amenities and building a sense of community. We need the HOA to work for all homeowners in maximizing value and the home ownership experience

**How many Board of Directors Meetings have you attended in the last twelve (12) months?** 10/11 meetings

**Are there any commitments that will deter you from serving on the Board of Directors** (travel, employment, etc.)

No, I believe that I have met with multiple homeowners at both the social committee events I have worked at and ad hoc issues dealt with around the community. I have proven that I have the experience and ability to move Grayhawk forward.

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*(Nominations will not be accepted from the floor at this meeting)*

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**Please attach responses in a separate document if more room is needed.**

Name: George de Shields  
Address: 12553 Cardinal Creek Drive, Frisco, Texas 7533  
Phone: 214-674-6481 Email: george@razielinvestors.com

**Brief Personal History** (family members, interests, education, years living in Grayhawk, etc.)

Devoted Husband to Karen de Shields for more than 15 years, and proud father of 9th grade Lone Star student Anthony, de Shields, Trent 6th grade student, Furio Maximus de Shields. I have been a Grayhawk homeowner since, 2017

**Pertinent Experience and Qualifications** (employment history, prior experience in an HOA, Committees, Board of Directors, etc.):

With more than 30 years experience as a series entrepreneur of one of America's leading high-volume commercial photography firms, while simultaneously serving as Director of the American Center for the Support of Hispanics and Latinos, Partners for 11 years. Also for 7 consecutive years, I served as Director of Partner United Community Development Corporation, working to assist in the growth and development of the greater Dallas area.

**What is your main priority for serving on the Board of Directors** (building community, improvements, building a vision for the community, etc.)

My primary interest in becoming a member of the Grayhawk board member is my sincere belief that I will contribute an element of leadership, comradery, positive energy, and help foster an additional sense of community and direction to our community.

**How many Board of Directors Meetings have you attended in the last twelve (12) months?** 0

**Are there any commitments that will deter you from serving on the Board of Directors** (travel, employment, etc.)

While managing the hectic schedule associated with managing and supporting 2 sons who are competitive athletes, and being the managing director of one of the area's most assertive real estate investment and development groups has prohibited my attendance at past board meetings, you will be pleased to know that I am now available to serve on the board as needed as my success has afforded me the opportunity to semi-retire, affording me greater opportunity to be of service to our community.

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**Please attach responses in a separate document if more room is needed.**

Name: Alex Nestor\_\_\_\_\_

Address: 13458 Mondovi Dr, Frisco TX 75033\_\_\_\_\_

Phone: 469-235-2971\_\_\_\_\_ Email: vp1@grayhawkfrisco.com\_\_\_\_\_

**Brief Personal History** (family members, interests, education, years living in Grayhawk, etc.)

Recently retired Systems Engineer, Grayhawk resident since 2004. Army veteran, married to wife Vanessa for 46 years. Graduate of Frisco Leadership, class 25. Have masters degree in Art & Technology, bachelors in Information Systems.

**Pertinent Experience and Qualifications** (employment history, prior experience in an HOA, Committees, Board of Directors, etc.):

I have been serving as a Grayhawk HOA board member since May 2023, filling a vacancy on the board by appointment. Current member of the Beautification Committee. Past chair of Planning & Zoning committee for the city of Festus, MO (1981-1985.) Current webmaster/admin for nortex.org.

**What is your main priority for serving on the Board of Directors** (building community, improvements, building a vision for the community, etc.)

While participating with the HOA Beautification Committee I learned that our community faces many issues regarding infrastructure, maintenance and operations. We need community members to participate to help work through these issues by volunteering to serve on the board and committees. The goal of the HOA is to maintain and increase the property values of its residents. As our neighborhood is aging, maintenance issues are becoming more apparent. Our good stewardship is required. This is our community, we should all feel like part of it. I support the HOA social activities that bring us together.

**How many Board of Directors Meetings have you attended in the last twelve (12) months?** 8\_\_\_\_\_

**Are there any commitments that will deter you from serving on the Board of Directors** (travel, employment, etc.)

There are none.\_\_\_\_\_

By submitting this form, I acknowledge that if elected, I accept the responsibilities of a Director on the HOA Board as described in the Grayhawk Association of Homeowners Bylaws. In addition, I approve distribution of the information provided above via the Grayhawk Homeowners Association Election Packet being sent to all Association Members so they may be aware of all candidates running for open seats on the Board, enabling them to make informed voting decisions.

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## IMPORTANT!

### The HOA needs your PROXY/BALLOT

The Grayhawk Association of Homeowners, Inc. will be holding its Annual Meeting on Tuesday, December 5, 2023. In order to get a quorum so the meeting can be officially held, it is urgent that as many homeowners as possible complete, sign and turn in their PROXY/BALLOT. This is important even if you think you will be attending, so that quorum can be assured in case something unforeseen comes up. **Here are the ways you can turn in your proxy/ballot (choose one):**

1. **Again this year** is the ability to complete your proxy/ballot through the website. If you choose this method, the form will automatically be emailed to the management company. You will not have to scan/email, fax, drop off or mail your form! Here's how to utilize this feature:
  - Go to the community website, [www.grayhawkfrisco.com](http://www.grayhawkfrisco.com) and Log In.
  - Your homeowner dashboard will be displayed and the proxy/ballot e-form will appear.
  - Click these items:
    - Click for Chairperson or Other. If other than the chairperson, be sure to type in their name in the box provided.
    - Click to approve or not approve the Annual Meeting Minutes from 2022.
    - Click to approve or not approve the tax election for IRS Revenue Ruling 70-604.
    - Click to vote for four (4) Board member candidates. You may only vote for four.
    - Type in your signature – this must match your name as registered on the website.
    - Click in the box to “authorize submission”.
    - Review the form to make sure all is how you want it to be. Click “Submit Form”.
  - The website will email your form to SBB Management Company and will email you a copy as well.

**Note: You may only submit your electronic proxy/ballot one time so be sure the form is completed to your wishes before you click Submit Form.**

2. Scan your completed and signed proxy and email to: [b.crudden@sbbmanagement.com](mailto:b.crudden@sbbmanagement.com)
3. Drop off your proxy in the lock box which is located at the main gate of both pools:

South pool	North pool
12467 Ducks Landing	13825 Grayhawk Blvd.
4. Fax to Attention: Betty Crudden at 1-(888) 980-0985
5. Mail to Grayhawk Annual Meeting, c/o SBB Management Company at 12801 North Central Expressway, Suite 1401, Dallas, TX 75243 (this is the least recommended method)

***Don't forget that your proxy/ballot will automatically enter you into a drawing for a chance at one of the six (6) gift cards, \$200 value each. The drawings will take place at the Annual Meeting. IF a quorum has been achieved! (Need not be present to win.)***

Please call 972-960-2800 and ask for Betty (ext. 3316) or email [board@grayhawkfrisco.com](mailto:board@grayhawkfrisco.com) if you have any questions. Deadline to submit your proxy is **noon on Tuesday, December 5, 2023**. Thank you for your assistance – the HOA cannot hold an official meeting without a quorum, which will cost the HOA (you!) more money and will impede the necessary business of the HOA. Thanks!