

January 1, 2025

Pine Mountain Club Property Owners Association
Pine Mountain Club, CA 93222

To Whom It May Concern:

Please accept this letter as my intent to run for a three-year term on the Pine Mountain Club Property Owners Association Board of Directors in the June 2024 election.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nichole Gates", written over a horizontal line.

Nichole Gates

Pine Mountain Club Board of Directors Candidate Bio: Nichole Gates

My family and I moved to Pine Mountain Club in 2019, and as a parent of two sons, many of my early connections in the community were formed through family-oriented events and activities. From the start, I observed a noticeable level of distrust of the Board and Administration among residents, which I believe stems from past decisions that lacked transparency, member involvement, and fiscal accountability. This trend has accompanied recent assessment increases and the use of reserve funds for capital additions has effectively bypassed member input in critical decision-making processes that affect us all.

I believe we can maintain, enhance, and beautify our community and association property in a manner that respects and benefits the members it is intended to serve, without imposing undue burdens on property owners. I believe the will of the majority should guide our decisions, but it is equally important to include and consider the perspectives of the minority. This approach fosters compromise and encourages creative solutions that enable us to achieve our mutual goals.

I believe that with greater transparency, expert guidance, member input, and a commitment to compromise, we can overcome the current divisiveness in our community. We are neighbors, not adversaries. I am dedicated to serving these goals and bringing integrity to the Board of Directors for the benefit of our community and its members.

I have a BA degree in Finance, Real Estate, and Business Law from Cal Poly Pomona, with an emphasis on Business Law. While I was initially on a pre-law path, I chose instead to prioritize the needs of my family. I am self-employed as a copy editor and have over 20 years of experience as a multi-subject academic tutor, working with students from K-12 and through college.

I am currently serving as Chair on the Planning Committee. It is my second year on the committee and I value demonstrating my commitment to the community in this role. It is my honor to be in a position of leadership with so many incredible and valuable members of this team.

As a member of the Board of Directors, I will work towards fostering transparency and communication with members while ensuring the financial stability of our association. Emergency preparedness, community safety, and fire risk mitigation are also top priorities for me, as is maintaining our amenities and providing a safe and welcoming environment for residents and employees.

I am honored to have the opportunity to run for the Board of Directors. I believe my experience, dedication, and collaborative approach will serve our community well, and I look forward to working together to make Pine Mountain Club an even better place to live.

A handwritten signature in cursive script, reading "Nichole Gates". The signature is written in dark ink and is located at the bottom right of the page.

CANDIDATE FILING FORM

1. A candidate must be qualified according to bylaw 6.03, 6.06 and Article 20 Election Rules.
2. A candidate biography/resume is required. The biography/resume shall be typed on one side of one 8 ½ x 11 piece of paper. Include experience, qualifications, and election platform.
3. A candidate is required to complete and submit this form.
4. **Filing Deadline:** These documents must be submitted to the Association office no later than 5:00 p.m. on March 26. If March 26 falls on a Saturday, Sunday, or holiday the deadline shall be 5:00 p.m. on the first business day thereafter.

CONTACT INFORMATION

Name Nichole Gates
Date Received: 4/7/25
Mailing address _____
City _____ State _____ Zip _____
Home telephone _____ Work _____
E-mail address _____

Ownership. Are you on title to a lot in the Association?

☒ YES ☐ NO

Co-Ownership. Are you a co-owner of a lot in the Association with another candidate or anyone who will be on the board if you are elected?

☐ YES ☒ NO

Assessments. Are you current in the payment of all regular and special assessments due and payable to the Association as well as late fees and interest or have paid under protest or have an approved payment plan?

☒ YES ☐ NO

Length of membership. Have you been a member of PMCPOA for one year?

☒ YES ☐ NO

Fidelity Bond Coverage. Do you have a criminal conviction that would, if you were elected, either prevent the Association from purchasing the fidelity bond coverage required by Civil Code section 5806 or terminate the Association's existing fidelity bond coverage?

☐ YES ☒ NO

