

ELECTION INSTRUCTIONS

Please carefully read the attached resumes and vote for your candidate of choice. When casting your vote, please mark your envelope as "Election". Envelopes can be dropped off at the Administration Office or mailed to POACRE, 395 Clubhouse Drive Lusby MD 20657.

Ballots must be sealed in an envelope with the member's name, address, and contract number entered on the outside of the envelope or the ballot will be invalid.

YOUR ELECTION BALLOT MUST BE RECEIVED NO LATER THAN 5:00 P.M. ON FRIDAY, JULY 18, 2025 IN ORDER FOR YOUR VOTE TO BE COUNTED.

This is in accordance with POACRE Bylaws Article VIII, Section 4.

BOARD OF DIRECTORS ELECTION BALLOT FOR FY 2026 PROPERTY OWNERS ASSOCIATION CHESAPEAKE RANCH ESTATES

VICE PRESIDENT

Edward Holland

TREASURER

Regine Wunder

DIRECTOR 1
(vote for one)

Jennifer Goodman

James McQueen Sr.

NOMINEE FOR: Vice President
NAME: Edward Holland
ADDRESS: Post Office Box 181, Pomfret, Maryland

EDUCATION: College of Southern Maryland

EMPLOYMENT HISTORY:
Retired Export Enforcement Manager Former
Marine Corps Platoon Sergeant (Iraq)

CRE ACTIVITIES:
Vice President / Board Liaison to the Architectural
Review Committee / Board Liaison to the Trails
Committee / 2024 CRE Crab feast Volunteer

OTHER RELEVANT ACTIVITIES:
Legislative Director, Maryland-National Active and
Retired Federal Employees Association (10,000
members)
Legislative Member, Rural Maryland Council
Chair,
Armed Services & Veterans Committee, Calvert
County NAACP **huge March 9 veterans event
held at AL #274**
Longtime Member, American Legion Post #274
(Lusby)
Lifetime Member, Veterans of Foreign Wars Post
#2632 (California)
Member, League of Women Voters of Calvert
County
Member, Maryland Farm Bureau
Past Commissioner, Board of Fire and Rescue (8
yrs)
Past Faithful Navigator, St. Thomas Manor, Knights
of Columbus

POSSIBLE CONFLICTS OF INTEREST: None

HAVE YOU EVER RESIGNED FROM A BOARD
OF DIRECTORS OR COMMITTEE POSITION BE-
FORE THE COMPLETION OF YOUR TERM?: IF
SO, IDENTIFY THE POSITION(S), DATE(S), AND
CIRCUMSTANCES: No

PRIMARY GOALS AND DESIRES FOR CRE: To
continue serving as a conduit of information be-
tween the homeowners and the Board of Directors.
To that point, I requested and the following were
adopted by fellow Directors: 1) Pledge of Alle-
giance to begin at board meetings; 2) We met with
our state delegation to request grants for ongoing
CRE projects; 3) Will meet with our elected officials
at various board meetings; and 4) With a majority
vote, will provide the Board's response to state and
county issues.

NOMINEE FOR: Treasurer
NAME: Regine Wunder
ADDRESS: 12112 Double Tree Lane, Lusby, MD,
20657

EDUCATION: Bay State College, Wellesley High
School

EMPLOYMENT HISTORY:
Sales Clerk at Joann's Fabric Store, California,
MD
Administrative Secretary to the Vice Principal,
SMC James Forrest Tech Center, Leonardtown,
MD
Secretary to the Disciplinarian, St. Mary's Ryken
High School, Leonardtown, MD
Typing/Keyboard Teacher, SMCPs

CRE ACTIVITIES:
CRE Finance Committee, CRE Activities Com-
mittee, CRE Stables Committee, CRE Stables
Manager

OTHER RELEVANT ACTIVITIES:
President of Chesapeake Ranch Water Associa-
tion, Lusby, MD
Chairperson of Quilts of Valor Faith and Free-
dom, Lusby, MD
Volunteer at Leonardtown Elementary and
Leonardtown Middle School
PTA President, Town Creek Elementary School

POSSIBLE CONFLICTS-OF-INTEREST: None

HAVE YOU EVER RESIGNED FROM A BOARD
OF DIRECTORS OR COMMITTEE POSITION
BEFORE THE COMPLETION OF YOUR
TERM? IF SO, IDENTIFY THE POSITION(S),
DATE(S), AND CIRCUMSTANCES: No

PRIMARY GOALS AND DESIRES FOR CRE:
To allow the community to continue to function
smoothly and to preserve property values.

NOMINEE FOR: Director 1
NAME: Jennifer Goodman
ADDRESS: 762 Pioneer Trail , Lusby, MD, 20657

EDUCATION:
Studied Business Administration at Montgomery College & College of Southern Maryland.

EMPLOYMENT HISTORY:
2013-2019: Cornerstone Montgomery - Accountant II
2020-2021: The Arc Southern Maryland - Accounts Payable
2021-Present: The Arc Prince George's County - Accounts Payable Manager

CRE ACTIVITIES:
Finance, Activities Committee

OTHER RELEVANT ACTIVITIES:
Certified Nonprofit Professional

POSSIBLE CONFLICTS OF INTEREST:
N/A

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No

PRIMARY GOALS AND DESIRES FOR CRE:
With my background in nonprofit accounting, I have valuable experience in managing budgets, tracking spending, and promoting accountability in organizations that prioritize community service and impact. My desire for the CRE is increased financial transparency and open communication between the board and homeowners to help build trust and shift the community's perception of the HOA in a positive direction.
My top priority would be to reassure our neighbors that board members and administrative staff are making decisions with the best interest of homeowners in mind.

NOMINEE FOR: Director 1
NAME: James McQueen Sr
ADDRESS: 12345 Algonquin Trail Rd , Lusby, MD, 20657

EDUCATION:
MBA-V-Series-New Venture Creation Venture Series @ Lehigh University Certificate in Corporate Entrepreneurship, Dale Carnegie Leadership Training, Graphic Arts Institute of Greater Washington, DC, Journey Craftsman and Graphic Arts Certificates

EMPLOYMENT HISTORY:
Apprentice printer in Washington. DC in 1973, on the way to VP of Technology for two large print corporations, and traveled in the US, Europe, and India, deploying digital and print production and distribution solutions. Working closely with clients to expand their communication efforts across digital and print channels. Live in Annapolis, Maryland, Richmond, Virginia, Nazareth, Pennsylvania, and Lusby, Maryland.

CRE ACTIVITIES:
My summers were spent at the Chesapeake Ranch Club, where I owned CRE Property in the 1980s. I married into a large Calvert County family of 125+

OTHER RELEVANT ACTIVITIES:
Cub and Boy Scout Leader in Virginia and Pennsylvania for 10 years
Community Volunteer - Retired January 2020
Local Volunteer work. Smile in Lusby. Convention of States 2020 Regional Captain, Grassroots MD districts, 4150+ residents signed the COS petition, volunteered working with State legislators, and spoke in Annapolis for COS and other State bills. Lead US and Maryland Constitution and Biblical Citizens classes in Calvert, Charles, and St Mary's. CC election judge since 2022.

POSSIBLE CONFLICTS-OF-INTEREST: None

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No

PRIMARY GOALS AND DESIRES FOR CRE:
We should listen to owners, renters, and POACRE employees so we can communicate so that everyone is on the same page.