

IMPORTANT MEETING NOTICE & BALLOT

**JH Williams & Co. LLC
230 Wyoming Ave. 2nd Floor
Kingston, PA 18704**

RETURN SERVICE REQUESTED

**BMLA ELECTION BALLOT
ENCLOSED**

**NOTICE OF ANNUAL
MEMBERSHIP MEETING
WEDNESDAY, OCTOBER 29, 2025
TIME 6:30 P.M.**

To the Members of Beech Mountain Lakes Association, Inc.

Beech Mountain Lakes Association, Inc. will hold its annual membership meeting at 6:30 P.M. on Wednesday, October 29, 2025 in the Beech Mountain Lakes Community Room, located at the Clubhouse / Recreation Center, 1 Burke Drive, Drums, Pennsylvania.

The Slate of Nominees is as follows in alphabetical order:

**NATE NEWBORN
JEAN SOWA**

Individual's background information is enclosed for your review.

**Monica Poproc, Secretary
Board of Directors
Beech Mountain Lakes Association, Inc.**

Please Fold and Seal

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RETURN BY OCTOBER 23, 2025

(Must be post marked not later than
10/23/25)

Mail to: JH Williams & Co. LLC
230 Wyoming Ave. 2nd Floor
Kingston, PA 18704

DO NOT RETURN BALLOT TO BEECH MOUNTAIN LAKES-

MAIL BALLOT

I, the undersigned, a member in good standing of BEECH MOUNTAIN LAKES ASSOCIATION, INC., do hereby cast my vote for the following director in accordance with ARTICLE III, SECTION 3.9 of the BEECH MOUNTAIN LAKES ASSOCIATION, INC. Bylaws as of December 19, 1997

**ELECTION OF ONE DIRECTOR TO THE BOARD OF DIRECTORS
VOTE FOR ONE (1) - PLEASE CIRCLE ONE NAME**

NATE NEWBORN

JEAN SOWA

All nominees have their background information enclosed for your review.

Print Name

Date

(SIGNATURE)

(Print BML Property Address)

(Print Mailing Address)

Dear BML Residents and Neighbors,

My name is Nate Newborn, and I'm running for the open Board Seat with the Beech Mountain Lakes Association. After 11 years of calling BML home, I am eager to bring my professional experience and passion for our community to this role.

I hold a Bachelor of Science in Education with a focus on Business Specialization, along with an Entrepreneurship Minor from Bowling Green State University. In my career as an Account Manager in Industrial Water Chemicals, I've developed a strong background in business development, negotiation, and market strategy. With 16 years of experience in diverse industries, I'm comfortable in dynamic environments, always seeking innovative solutions. My focus on results, clear communication, and accountability will help guide our community toward its goals.

I felt the need to run because BML has lost its identity within our township, and this community could be a place we're all proud to call home. Serving on the Board would allow me to help shape a future that values transparency, ACTION, and efficient management. Here's where I'll focus my efforts:

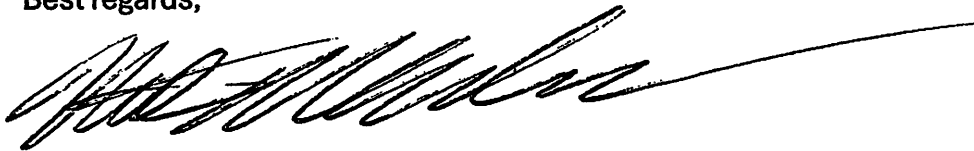
Transparency - Open communication is essential. I'll advocate for clear updates on finances, projects, and decisions, along with more opportunities for residents to ask questions and be involved. When people are informed, trust grows.

ACTION - Too many ideas get lost in conversation. As a Board member, I'll push for clear goals and follow-through on projects, ensuring that we see real results. It is time for the entire community, both residents and management, to take ACTION!

Efficient Business Management - I believe our HOA should be run like a well-managed business. By making smarter use of resources, we can protect property values, control costs, and improve our neighborhood's overall quality of life.

I'm committed to listening, working together, and taking ACTION. If elected, I'll work to ensure that BML is a community that continues to thrive. I'd be honored to earn your support and vote.

Best regards,

A handwritten signature in black ink, appearing to read 'Nate Newborn', with a long horizontal line extending to the right.

Nate Newborn

PS: In my commitment to transparency, feel free to email me directly if you have any questions or concerns ... Nate.Newborn@gmail.com

It's time for a
NEW vision,
BORN from
action,
a **NEW** direction,
BORN from
transparency.

Together, we can bring the
positive change BML deserves!



Jean Marie Sowa / Avalanche Lane

Candidate Bio: Beech Mountain Lakes Association Board of Directors

As a proud member of the Beech Mountain Lakes community since 1984 through NACO, I am seeking your vote to serve on the Association's Board of Directors. I deeply believe in the unique value and opportunity within our neighborhood—a community enriched by its people, land, wildlife, lake, clubhouse, and diverse amenities. My intention is to help maintain, improve, and develop services that benefit us now and for future generations.

I was born and raised in Avoca. My nursing degree is from College Misericordia, complemented by a master's in nursing administration from Villanova University. My career began with 11 years as a registered nurse in adult critical care at Bryn Mawr Hospital, where I also served as evening shift supervisor. After leaving acute care, I transitioned to the pharmaceutical industry. I currently hold the role of Global Alliance Operations Lead, managing complex oncology programs in collaboration with major academic organizations, hospitals, and research institutions.

My professional experiences have honed skills essential to board service: leading teams, managing priorities, delivering services on time and within budget, negotiating complex contracts, conducting risk assessments, and resolving conflict. Personally, having raised my children at Beech Mountain Lakes, I am committed to retiring here and giving back to our community.

My core goals are to prioritize residents' interests, enhance property values, maximize the impact of annual dues, reduce waste, increase revenues, and protect our neighborhood for the future.

Thank you for your vote.

A handwritten signature in cursive script, reading "Jean Marie Sowa". The ink is dark and the signature is fluid, with a large initial "J" and "M".