

## **Neil Berkowitz – Candidate for Board of Directors / Maintenance Committee**

### **About Me**

My name is Neil Berkowitz, and I have been a proud resident of Willow Run since 2014. I am running for the condo board to continue protecting our infrastructure and community investments. I bring 45 years of hands-on experience as a union electrician, combined with proven local leadership. Having previously served as the Willow Run Maintenance Director from 2020 to 2024, I have a deep, firsthand understanding of our park's specific operational needs.

### **Proven Track Record at Willow Run (2020 – 2024)**

- **Infrastructure Upgrades:** Updated the septic system and successfully established a regular, routine maintenance program to keep it operating reliably.
- **Electrical Improvements:** Overhauled and updated electrical systems throughout the park, including installing new common-area lighting.
- **Fiscal Savings:** Collaborated on park projects to relocate the front-of-park electrical systems ahead of the new road construction, saving our community thousands of dollars.
- **Community Problem Solving:** Teamed up with fellow residents and board members to successfully resolve old, lingering maintenance issues and get equipment working properly again.

### **My Vision Moving Forward**

- **Expert Project Oversight:** Using my 45 years of trade background to accurately vet contractor quotes, ensuring high-quality work and fair pricing.
- **Preventative Planning:** Keeping minor infrastructure issues from turning into expensive community emergencies.
- **Collaboration:** Working transparently with neighbors to keep Willow Run safe, efficient, and beautiful.

As a long-term neighbor with a documented history of saving the park money and fixing major systems, I ask for your vote to keep our property in peak condition.

Neil Berkowitz, Lot 171 & 172

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## **Dave Filippello**

### **Candidate for Willow Run Board Member**

#### **Property Statement**

Proud Willow Run homeowner since 2012. Combining 25 years of professional construction safety leadership with deep hands-on knowledge of our community's infrastructure to protect our property values, safety, and budget.

#### **Professional Background & Safety Expertise**

- **25 Years as Safety Director:** Managed risk, regulatory compliance, and workplace safety in the construction industry.
- **Risk Mitigation:** Expert in identifying structural hazards, preventing accidents, and ensuring all Lakeview projects meet strict safety standards.
- **Liability Protection:** Equipped to protect Lakeview Construction from costly legal, safety, and property liabilities during **all** projects.

#### **Proven Willow Run Experience & Financial Savings**

- **Direct Property Management:** Served as Willow Run's primary maintenance coordinator for the past two years.
- **Systems Expert:** Mastered the complex operational workings of our community lake, park grounds, sewer network, pool, and buildings.
- **Track Record of Savings:** Saved the park and residents thousands of dollars annually by performing critical maintenance in-house rather than hiring expensive outside contractors.

- **Collaborative Leadership:** Partnered with the past Maintenance Director and engaged fellow residents to complete community projects efficiently while saving the park thousands of dollars.

#### **Vision for Willow Run**

- **Safe, Reliable Infrastructure:** Apply professional safety standards to our sewer systems, pool, and buildings to prevent dangerous and costly emergency breakdowns.
- **Fiscal Responsibility:** Prioritize cost-effective, internal maintenance solutions over high-priced vendor contracts to keep association dues stable.
- **Proactive Protection:** Implement a strict preventative maintenance and safety inspection calendar to extend the lifespan of all community assets.

Dave Filippello, Willow Run Owner Lot 219 & 220

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#### **Steve Nickel Lot 252**

Born in Beloit, WI. Lived in Janesville, WI, Wind Lake, WI, Aurora, Illinois, and currently live in Rio Rico, Arizona. We have been at Willow Run for 3 years.

Married to the love of my life, Lorrie. We have 4 children, 2 in Green Bay, WI, 1 in Milton, WI, and 1 in Arena, WI. We have 4 grandchildren with 1 more on the way. We are servants to 2 dogs, Gracie and Coco, and a cat, Pumpkin.

Retired in 2020 after a 20-year career building Paper Machines, then 21 years as a Union Representative with the International Association of Machinists.

I believe that my strong assets that will contribute to the board are my patience and compassion for people. My experience in handling hundreds of grievances, using win / win bargaining to accomplish peaceful settlements and achieving long term relationships. I hope that I can help Willow Run build a stronger sense of our community with the understanding that we have a great park here at Willow Run.

If everyone does their share, we can only make it even better.