


Candidate Declaration : Page 2

Candidate Name: (Please Print) Philip Lantsberger, CPA

Address: 9518 Triathlon Lane, Elk Grove, CA 95758

Optional – Please provide a brief statement regarding why are you interested in serving on the Board of Directors, or regarding other information you wish to share?

I was elected to the Lakeside Board in April 2019 and am the current Board Treasurer. I have lived in Lakeside since 2004. I am a Certified Public Accountant in public practice and I have extensive experience working with Homeowner Associations. A major issue for Lakeside is the age of infrastructure as 2025 will be thirty years since the first resident moved in. The Board worked with management staff to improve the physical appearance and perform necessary maintenance of our common areas over the past few years and asked you to do the same to your homes. I think Lakeside looks great when I walk and drive through the community. The residents and our management team deserve a thank you for this. While never a favorite, the Board and management team examined the financial health of Lakeside including the reserve funds. The result was that that to meet the financial needs of operating Lakeside, we have raised assessments over the past few years to provide the necessary operating funds and reserve funds. The Board wants to make sure reserve funding over the next few years achieves the recommended funding level which will allow future Boards, the financial flexibility to address issues as they arise. I enjoy discussing Lakeside with you the owners and the pandemic has made it hard, but I and rest of the Board need to hear from all of you what is important, what could make Lakeside a better community so that the Board can govern Lakeside effectively taking residents input into the process. I hope you will attend board meetings and participate in other methods of outreach we may adopt in the future. I think we have made progress streamlining the interaction of residents and management staff, so residents can get timely information, resolution and approval of applications or questions they have. I thank you for your time and hope you will vote me in for a second term to the Lakeside Board.

Candidate Signature:  Date: 2/24/2022