



MEET THE CANDIDATES:

Election statements

The following candidates are running in the 2026 MPOA Board of Directors election:



LINDA CHENG-KHAN

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As a longtime Montclair resident, I have had the privilege of serving our community for over two decades; from event volunteer to committee member and elected positions on the MPOA Board. My family put down roots here in 2003; in 2018 we moved into our second Montclair home because we truly believe in the value, character, and potential of this community.

My experience provides strong working knowledge of our guidelines and operations; yet it does not make me rigid. If anything, it has shown me that healthy communities evolve with intention. I value tradition while embracing thoughtful adaptation when needs change. I am comfortable acknowledging when longstanding rules serve us well and when it is time to revisit them. I am the administrator of Montclair Moms, a valuable community resource where I am closely connected to neighbors' everyday experiences.

Professionally, I serve as a Compliance Supervisor in Finance; I oversee financial professionals to ensure adherence to rules designed to protect consumers. That responsibility closely parallels the MPOA's role in upholding standards that protect homeowners and preserve the integrity of Montclair. This background helps me approach Board decisions with practicality, fairness, and a balanced understanding of resident needs alongside Board obligations.

I believe the MPOA functions best with open, two way communication. Transparency, clarity, and accountability matter; I will continue to advocate for these principles. I also feel strongly that Montclair must remain both competitive and desirable; which means planning ahead, maintaining and updating our amenities responsibly, and investing in our future in a cost conscious and strategic way. Being proactive rather than reactive is essential to keeping our community strong.

Above all, I remain an optimistic and constructive voice; I have helped deliver community events and positive changes that reflect my belief in connection and progress. I am accessible, eager for new ideas, and committed to practical solutions. I approach every issue with curiosity, respect, and willingness to hear all sides.

Looking ahead, I hope to help Montclair continue growing thoughtfully so it remains a community we are all proud to call home.

Thank you for your continued support.





BRIAN DEMUTH

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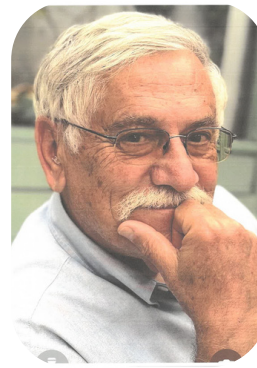
I have called Montclair home since 2003, living in multiple areas of the neighborhood and raising my family here. Long before becoming a homeowner, I grew up in the region and spent much of my childhood visiting friends in Montclair, so this community has been part of my life for decades. My family and I actively enjoy the amenities, events, and traditions that make Montclair special. We participate in neighborhood socials, volunteer when committees or project teams request specific expertise, and have served in both MPOA and sub association roles. Montclair is not simply where we live. It is the community we invest in and genuinely care about.

Professionally, I bring more than two decades of leadership experience spanning the private sector, nonprofit organizations, national security focused companies, and community centered initiatives. I currently serve on the MPOA Board and have previously completed multiple terms on a Montclair sub association board, including serving as President. Beyond Montclair, I have served as Treasurer on the board of an international nonprofit dedicated to global awareness, and I founded a regional STEM education nonprofit where I served as President, Chairman, and advisor. I also serve on several for profit company boards and have held executive and C level roles guiding organizations through growth, governance, and strategic planning.

This combination of community involvement, nonprofit leadership, and executive experience has equipped me with a strong understanding of how to balance long term vision with practical execution. These are skills I believe are essential for an effective MPOA Board Member.

If elected, my goals are clear. I want to continue strengthening transparency, maintain responsible fiscal stewardship, improve communication with residents, support thoughtful use and maintenance of our amenities, and ensure Montclair remains a safe, thriving, and welcoming community for all families. I am committed to listening, collaborating, and applying my experience in service to our neighborhood's long-term success.

I would be honored to continue serving Montclair and contributing to the community that has meant so much to me and my family.



WALTER GIRALDI

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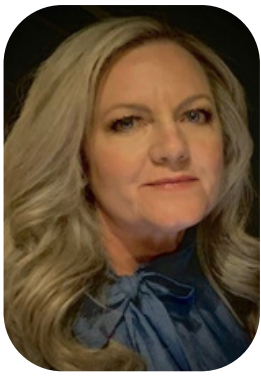
I have been a Montclair resident for over 44 years, having first moved to Montclair while still on active duty in the Navy and continued residing in Montclair following my military retirement. Currently we reside in our 4th home in Montclair and which abuts Lake Montclair.

I graduated from the Naval Academy, Class of 1969, and served in the Navy for 25 years as Enlisted and Surface Warfare Officer. I was stationed afloat on a number of ships and ashore in various establishments and locations, to include Viet Nam, Norfolk, the Pentagon, and overseas in Italy. Following my retirement from the Navy and prior to permanent retirement, I worked for several major firms in the government contractor field supporting the Navy in various combat system and international programs.

I am currently serving on the MPOA Board of Directors, completing 3 years as an At Large Director. This is my second serving as Director, having been first elected to a 3 year term some 40 odd years ago. I've transferred my military and contractor sector skills to serve the community as director with the goal of maintaining Montclair's established position as a much sought after and quality community in which to live and raise a family.

We raised our 5 children in Montclair. Some were born while we lived in Montclair. They attended local schools and participated in local clubs and activities. Coincidentally, several of our children returned to reside in Montclair as adults with their families when, while serving in the military themselves, they were stationed in the area. It's rather telling when some of our grandchildren attended the same schools (which we saw being built) as their parent(s) did years ago.

My focus and actions as director are Montclair's sound financial status, ensuring its desirability as a residential community, and its amenities are maintained. I have been active with the Lake Management Committee with the goal of ensuring the lake remains "healthy" physically, ecologically, and financially. I view my actions on the Board with the goal of maintaining Montclair's "quality of life" aspects, both now and in the future.



TRACY HANSEN

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During my years on the MPOA Board, I have consistently been an active and engaged member, serving in multiple roles, including President, 1st Vice President, 2nd Vice President, Secretary, and Director At-Large. In these positions, I have planned and participated in management reviews; recruited volunteers; provided oversight of both Standing and Ad-Hoc Committees; and, as MPAC Chair, helped guide Montclairion and website content.

Before being elected to the Board, I served as Chairman of the Community Events Committee, where I planned and executed annual events. Throughout my time with the MPOA, I have remained deeply involved in community operations, including monthly Board meetings, open budget meetings—where I have consistently advocated for keeping expenses reasonable, especially for members paying multiple assessments—Spillway Project meetings, Town Halls, New Member Receptions, Volunteer Appreciation events, and numerous MPOA community activities.

I have contributed to major initiatives such as re-bidding and contracting a new management company, reviewing and revising architectural guidelines, assisting homeowners with the PIR process, and coordinating projects with outside agencies. I also introduced the original triathlon to Montclair and later served on the ad-hoc committee when the event returned to our community. Additionally, I have drafted motions supporting resident access and flexibility, including swim-at-your-own-risk policies, off-season dog access and non-MPOA business activities at the beaches.

Beyond formal service, I have dedicated countless hours responding to resident questions by phone, private message, and social media, helping ensure transparency and communication across the community.

I am fully committed to continuing the time and effort necessary to serve as a productive Board member. My priorities remain safeguarding the quality of life Montclair residents expect, representing the community's diverse viewpoints, and ensuring the Board acts as responsible stewards of Association resources and in accordance with our governing documents, the VA POA Act and Fair Housing laws.



MICHAEL RIBBLE

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My intent as a Board member would be to advocate for an Association that works for all residents and Members in a fair, equal fashion while adhering to governing documents; is open and transparent; prioritizes responsiveness; reduces potential issues involving legal; fully informs all Members, and builds the critical relationship with Montclair Country Club. Budgeting must be lean, cover what is required and readily understandable with prioritized reserve and funding allocations. The total Common Area must be properly maintained; legal and management firm support contracts appropriate, fairly bid, and severable; and voting structured to give the broadest voice to Members with authority shifted towards committees and from the Board and management. In addition, greater access to the Board and committees must be pursued with a robust, effective complaint and appeal process. Finally, documentation must be created, stored, managed, and maintained in a secure but easily retrievable manner under independent association control.

Besides serving on an election committee during a divisive period with irregularities eventually resulting in a later secretary resigning out of conscience, I possess knowledge gained from 28 years in Montclair. Other useful experience, consists of previous Level 3 qualifications (and training) in program management, integrated logistics support, and budgeting in government departments; several years as COTAR for a multi-million dollar support contract; organizing a secretary-level policy board for the naval reserve; serving as a minesweeper executive officer; managing DHS acquisition policy and portfolio that included a DHS component's acquisition; and participation in NAVSEA's facility management committee. Besides assignment as a large headquarters unit's reserve administrative department head, I was an ACIO, possess a journalism degree, and received a master's in business administration.

Having retired several years ago and currently engaged in writing novels, this would not have been undertaken except more Members must participate or the association may fall into an unappealing or abusive course that many have. Consequently, I would like to involve more Members and residents, overall and on committees, including those who served previously but quit, were shouldered off, or became disenchanted.