From: Ronni Rosenberg <ronnir@alum.mit.edu>
To: steve.heitzner@universityparkrd.com, Tom Christopher <chris67ta@gmail.com>
Date: 10/04/2026 3:52 PM EDT
Subject: Some Thoughts on UPRD and UPCAI Management

I'm writing to share my concern that the UPRD and UPCAI boards seem to be in a messy state, without a shared agreement on respective responsibilities and obligations. At least, that's how it's coming across; communications have been sparse.

One topic of discussion is professional management. My husband and I are among those who have had prior experience with professional management companies, specifically for condo-association management. That's very similar to homeowner-association management, though noticeably different than country-club management. Our experience was positive. There is no inherent conflict of interest; condo/homeowner's management companies want to please their customers, or their contracts won't be renewed. Economies of scale can offer savings in back-office functions, to offset the company's profit, so the net cost to an association is not necessarily increased by using professionals. Both UPCC and UPCAI are far too big to rely as much as they do on volunteers.

Mediation seems like a good idea to break the impasse between the two boards. However, I would not support having someone internal act as mediator; that's too likely to be a conflict. Again, professionals are preferred.

In what I've read, there seems to be an underlying assumption that UPRD and UPCAI will use the same management personnel. Presumably that need not be the case, if it's not optimal for both parties.

Thank you for your consideration.