

## Overlook 2025 Nominees

Below are the bios of the three nominees running for the open seat on the Overlook Board of Directors. The Board disclaims any endorsement for or against any of the candidates listed here. Additionally, the Board does not verify the accuracy of any statements made by the candidates. Any views, claims, or positions expressed by the candidates are their own and do not necessarily reflect those of the Board. The Board also makes no guarantee about the completeness or correctness of the information provided.

### Natasha Crutchfield



I am excited for the opportunity to represent our community. My husband and I have lived in Overlook for 6 years. We have two little girls, Sullivan, and Sawyer and a dog named Misha. My professional background is in Risk Management, focusing on strategic planning and operations. I've spent 15 years at the Bank leading initiative planning, managing regulatory engagement for Consumer models, and building road maps to deliver against our commitments.

We love the neighborhood and our neighbors. They say it takes a village to raise kids and this community and our neighbors / friends are part of our village. Overlook is more than a neighborhood, it's an amazing community with amazing people. Over the last 6 years we have gotten the opportunity to enjoy the community and all the wonderful amenities Overlook has to offer. Being active in the community, we have had the pleasure to meet many neighbors and friends from wine nights to baby showers to pickleball, to egg hunts to toddler play dates and birthday parties. We enjoy all the amenities Overlook has to offer and I want to continue making this neighborhood a great community for all!

Given the opportunity to represent Overlook, I aim to strike a balance between community enhancements with cost effectiveness. I wear my "Risk Hat" everyday! I will look to build on the momentum our current board has rolling to further enhance the Overlook community with financial conservatism.

Thank you for your support!

## **Doug Pray**

My wife Carol and I, along with our dog Maylie, have been residents of Overlook for over seven years. After exploring many other possibilities in the US, and many parts of Charlotte as well, we instantly felt at home here, moving in on Halloween 2018, with our first experience as residents being hundreds of joyful families walking through Overlook's decorated streets trick or treating. Over the years, as we've settled into this amazing community, we have been continually impressed by the strong sense of connection, mutual respect, and pride that define Overlook. We feel lucky to live among such outstanding neighbors and friends.

Professionally, I work in Healthcare Compliance Communications, supporting hospitals, health systems, and insurers in government programs. My role focuses on creating solutions that improve efficiency, ensure regulatory compliance, and balance competing priorities thoughtfully and transparently. I also lead the development and management of vendor contracting and relationships, ensuring the best possible value and performance for the organizations I support. In practice, this means listening carefully to diverse perspectives, encouraging open and respectful discussion, and making decisions that serve the broader good—even when compromise is needed.

If elected, I will bring that same approach to Board service: a commitment to transparency, accountability, financial stewardship, and a focus on solutions. Decisions should be made based on as much data and input as possible, and seek to understand issues fully and gather input from the community before making decisions. That being said, problems can and will arise from time to time, but success should be measured by how effectively and collaboratively we respond.

I also firmly believe that in order to make decisions that best reflect the Overlook community as a whole, residents should not just feel empowered to voice their ideas and concerns, but should make an effort to be a part of this most local form of government. With that input, the Board's role as an advocate for the best overall outcome for the entire community can be realized, balancing individual needs with the collective good.

Finally, I want to sincerely thank all current and past Board members for their dedication. These are unpaid, often challenging roles, and the time, care, and thoughtfulness they have demonstrated are deeply appreciated. The Overlook community can continue to be an extraordinary place to live and raise our families because of the efforts of the Board, our diverse, intelligent and talented residents, and the spirit of respect and collaboration that defines our community.

Thank you for your consideration.

## John Hedin



Greetings Overlook neighbors,

My name is John Hedin better know as “Captain John”. I’m candidate running for the 1 open Overlook Board seat that also requires me to be a Overlook community dock boat slip owner. I look forward to serving you and join the Overlook Board team. I ask for you vote and support. Look forward to joining the Overlook board team to help make Overlook safer, look better, stay on budget, cultivate friendly fun neighborhood that everyone will want live. Ultimately making our property values soar.

I have Home Owner Association board experience. I was HOA Vice President at my previous residence. Overlook is my 4th HOA property. I have an idea of what works and what doesn’t. HOAs that require owner’s voting approval on big changes and big expenses operate smarter and in harmony more often. definition and role of what Home Owners Association board members should be would be more as facilitators and administrators that carrying out the will of the owners. By owners voting on what changes to Overlook common property and amenities will be. And just as important Owners should vote to approve how much is spent on Overlook projects. Overlooks present outdated Bylaws allow the Board to make changes to our common properties and amenities without any input or vote from owners. There is no cap on spending either. Taxation without representation.

Financial integrity and transparency. I propose management providing cash flow monthly statements emailed to us or available online.

A vote for me is truly a vote for you. I back that up by the 2 Bylaw Amendments I drafted last February that many of you have already signed. First amendment requires you, the owners to vote and approve big fundamental changes and disclosed expenditures to your Overlook property and amenities. Currently 3 Board members control these decisions. My second Bylaw amendment requires you, the owners, to

adopt and vote on the regulations that govern the usage and fees of your overlook property and amenities: pool, tennis/pickleball courts, basketball court, play grounds, boat ramp, club house, docks. Currently our Bylaws allow 3 Board members to make up and dictate the regulations imposed on you, on the usage of your Overlook amenities. Call or text me (704) 787-5332 to get your copy of these amendments and how to vote for them. We need 67%, 277 owners to sign, to amend Overlooks Bylaws.

Some recent expenditures you had no input or vote on. Tennis/Pickleball lights \$23,738.65. Later added extension bar lights \$2,442.00. Recent security camera upgrades \$131,850.75. Recent shore restoration behind pool \$123,300.00. I'm not saying these are bad improvements. I'm saying you should have voted though. September 2024 Board voted to remove the fob access door to our basketball court "to prevent kids from climbing and destroying our fence". November 2024 vote "remove door fob so the court is open. This will prevent the fence from being climbed." This action would have set us 5 years backwards opening up our basketball court to the public again. Causing our basketball court to be open to the public again that was trashing and damaging our basketball court. This same logic most likely would have been used to remove the owner fob only access to our pool and tennis court to stop fence climbing and just open it up to public. We have owners that are attorneys, insurance underwriters, contractors, finance experts, police officers, moms, dads. Overlook will have more ideas and make smarter decisions by involving you. If you agree vote for me and my amendments.

### ENDORSEMENTS

44th Sheriff of Mecklenburg County Irwin Carmichael (Ret)  
CharMeck Police Officer Darrell Meadows (ret) Patrolled Overlook for years.

### QUALIFICATIONS

18 year Overlook resident - Love it here. I use and value all the amenities. Except I can't fit in the toddler swings anymore. 😊

Overlook Neighborhood Watch Block Captain Top Contributor Overlook Facebook Vice President - at previous HOA 20 hours week thankless-enjoyed helping make community better safer

Webpage programmer software developer WebsAce.com & Computerland Director - Let Experienced Pilots Fly 2000+ member association

Deputized Federal Law Enforcement - relax no Overlook jurisdiction but appreciate my background check and training

Working knowledge of NC Statutes Planned Community Act HOAs, Overlook Bylaws CCRs ALGs Regs

Bachelor Science Degree - Aeronautical Studies/Computer Science Accepted to law school 2006 might finish finally now at 65!

Supervisor Instructor Pilot Boeing 737 jet - 8 Years UsAirways at Charlotte Pilot Training Center - curriculum development policies procedures responsible to 2489 pilots.

Certified FAA Flight Instructor

Live right next to Overlook Club House, Pool, Tennis/Pickleball Court, Community Docks monitor and help with issues night & day.

Your vote for me is a vote for YOUR OVERLOOK REPRESENTATION. Proof is in my amendments - Power to the people!

Capt. John ✈

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