

# ONE FIFTY-FIVE PEARL ASSOCIATION

## CANDIDATE STATEMENTS

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**MARY HART** - Hi All, I'm a long-term owner living in their unit. Since I do live here, I do see many of the things going on in the building. During my time living here I have been on the Board numerous times because I care about the building and my neighbors. I'll continue to be fiscally responsible and advocate for the best use of funds. This will be funding that uses qualified contractors and the like for major projects. Please vote for me so I can continue to work for the community. Thank you Mary

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**LAYAL NAWFAL** - A few months after I purchased my unit in summer of 2021, I was appointed to the board to replace one of our neighbors who served as a previous board member and needed to resign due to work commitments. Since I moved in I've also make an effort to try to meet as many of our neighbors as I can, owners and renters alike, because this is my home and community. Since I was appointed to the board, I have been involved with the upgrades done in the common areas, not just in the decision making processes, but also was also appointed to coordinate and meet with the vendors and contractors regarding, the new carpet in the hallways, the painting of the common areas including the main entry and laundry room, and the replacement of the laundry room flooring. As a current board member, I have carefully reviewed materials, records, bids, and other documents in order to make responsible, informed and balanced decisions to protect all of our investments in our homes. We all want to live in a pleasant, respectful, secure, and safe community while being prudent and responsible with our finances. I worked as a City Planner for over 14 years and have experience working with a variety of design and construction professionals, and also know how important it is to run efficient and respectful board meetings. My job experience taught me how to carefully problem solve while also considering the realities like budgets. I recently shifted my career into the private sector and am working as an Environmental Planner for an engineering and consulting company, expanding my perspective on how to get things done while always adhering to laws and ethics. I'm looking forward to our upcoming project to fix the window wall and courtyard, and make sure that things are done right, according to industry best practices, following legal permit requirements, and making financially responsible decisions. We all want to live peacefully in our community, respectfully with our neighbors, and make sure our investments in our homes remain the best we can make them. I hope to continue to work with others on the board and other owners to make sure that happens.

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**ANDREW YANDOW** - Hello, my name is Andrew Yandow and I'm your neighbor in Unit 203. I moved to 155 Pearl in late 2021 and was appointed a Board member in 2022. I currently serve as the Association's President. I reside here and want to make sure our common area condition is upheld, that our homes retain their value, that our money is spent wisely, and that 155 Pearl Street a great place to live. I moved to the Bay Area to work at Lawrence Livermore National Lab and enjoy living in Oakland. In the last year, the Board has: • Replaced the common hallway carpets and repainted the hallways and lobby. • Passed and has nearly finished collecting an emergency special assessment to fund replacement of the hallway windows and courtyard waterproofing. • Hired a qualified project manager (Gerald Stater & Co., Lic. #520158) to develop a scope of work, prepare a budget in line with our special assessment and reserve funds, and manage construction for the window replacement and courtyard repairs. • Hired a general building contractor (Altura Construction Lic. #838515) to replace the hallway windows with high-quality Andersen windows and a safe, modern, and energy-efficient design. Replacement will begin as soon as permits are issued. • Obtained bids to waterproof the courtyard to permanently fix a leak into Unit 101 and prevent leaks into other courtyard-adjacent units. • Passed an updated set of house rules to improve the quality of life of our residents. • Worked closely with our attorneys to defend the Association in another mediation and a second lawsuit from a single disgruntled homeowner. This takes the vast majority of my time, effort, and energy as a Board member. If re-elected I will work on finishing the hallway window replacement and waterproofing the courtyard to fix leaks into first-floor units, and will work to prepare plans for upcoming projects such as roof replacement, fire system maintenance, and additional waterproofing. I will represent all of you to the best of my ability. I believe that 155 Pearl has a qualified and experienced board in place and ask you to vote for me, Layal Nawfal, and Mary Hart. All the best, Andrew Yandow, Unit 203

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**END OF CANDIDATE STATEMENTS**  
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