

MEET YOUR BOARD CANDIDATES



Charlie Cangialosi

My wife and I purchased our home at Wendell Falls "Phase 8" in 2020, drawn by its proximity to Raleigh, the vibrant community, and incredible amenities. Today, I am running to bring strong communication, deep accountability, and common-sense long-term planning to our board. I've documented just some of my accomplishments below:

- ▶ Corporate accountant for 40 years with a Bachelor of Science in Business Administration with a concentration in Accounting.
 - Employment spanned 3 major corporate sectors - Pharmaceutical, Defense, and Snacks & Confection Industries
 - Promoted into financial, accounting, and project leadership managerial roles.
 - Guiding focus has always been to drive efficiency and maximizing value
- ▶ Town Commissioner (before moving to Wendell)
 - Finance Liaison - Special assignment by the mayor to review & approved monthly town expenditures
 - Directly responsible for reducing property taxes during my public service.
 - Negotiated Municipal Judge labor contract
- ▶ CEO/Principal Property Manager of JC Investments LLC
 - a family-owned real estate company where I managed a multifamily real estate property.
- ▶ Local Activities:
 - Volunteered in 2025 as Chairman of Wendell Falls Nominating Committee.
 - Spearheaded a draft for the WFHOA Board to consider highlighting improvements to the Wendell Falls Election Process
 - Volunteer for Wendell Falls Earth Day/Litter Cleanup Day
 - Volunteer for Wendell Chamber of Commerce "Government Committee"
- ▶ Big Charm Players (BCP), a local non-profit 501(c)(3) theater based in Wendell.
 - Served as Treasurer, reporting to the BCP Board on all financial reporting
 - Stage Construction/Teardown Volunteer
- ▶ Handyman
 - I perform small jobs around the Wendell Falls & Encore Neighborhoods. I enjoy these opportunities because they allow me to make new friends and listen to their everyday concerns. This experience has put me in touch with every corner of our community.
- ▶ Attends St. Eugene Church in Wendell

* Questions??

Like to learn more about myself or my vision, email me at BetterWF@outlook.com

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Celeste Perkins

My name is Celeste Perkins, and I am seeking re-election to continue serving as your Treasurer on the Board of Directors. As one of the first 50 homeowners in our community, I have proudly called this neighborhood home for the past eleven years and have enjoyed watching it grow into the wonderful place it is today.

I recently retired after more than 25 years of federal government service. During my career, I served as a Financial Manager and Contracting Officer Representative where I was responsible for overseeing multimillion-dollar contracts, ensuring fiscal accountability, and managing public funds with integrity and precision. I also completed accounting courses through the USDA Graduate School, earning A grades that strengthened my financial management skills.

As your current Treasurer, I have maintained a strong commitment to responsible financial oversight. I have established a stellar record of reviewing and approving invoices accurately and on time while carefully monitoring association expenditures to ensure we remain within budget and exercise sound fiscal discipline. I believe every dollar entrusted to the association should be spent wisely, transparently, and in the best interest of our homeowners.

I am committed to continuing to serve with honesty, accountability, and dedication. If re-elected, I will remain focused on protecting our community's financial health, promoting transparency, and supporting decisions that strengthen our neighborhood for years to come.

I respectfully ask for your vote and the opportunity to continue serving our community. Thank you for your trust, confidence, and support.

Serving this community has been both an honor and a privilege. I remain committed to protecting our association's financial health and making decisions that are in the best interest of every homeowner. I would be honored to earn your vote and continue serving as your Treasurer.

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Dave Phillips

Currently, I am serving as the Secretary for the HOA and I am running for another term to finish some of the important work I have started. Specifically, I am the Board liaison for the new Compliance Committee that has been formed to improve the DRC application process and make the enforcement process more friendly and efficient. There is a lot of work still to do on that front and I would like to remain on the Board to finish the process.

I have decades of experience working with associations and volunteers. Most recently, I served as the CEO of the Raleigh Regional Association of Realtors and was responsible for operating the real estate market in the Triangle. In addition, I have been a consultant for twenty years and have helped many organizations across the country develop strategic plans and financially sustainable structures. I fully retired in 2026 and have the time to serve my community.

On a personal level, I live in the Encore section of Wendell Falls with my wife of 44 years and our two Scottish Terriers. You will see me walking the neighborhood with my dogs or for exercise and can find me at most events that include live music. In 2025, I started a neighborhood band called The Core and maybe some day you will get to hear us play in the neighborhood. I am also an author with three novels and a leadership book published on Amazon. My life is filled with friends, food, wine, music, and golf and I feel blessed to live in this great community.