



Canyon Hill Homeowners Association, Inc.

c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

DO NOT DISCARD THIS PAGE

The perforated stub at the bottom will need to be signed and returned with your ballot.

In addition to this notice, this package contains the following:

1. One Official Ballot
2. One double-window envelope
3. One smaller Secret Ballot envelope
4. Two sheets of candidate statements

Please note: The candidates are solely responsible for the content in their statements, neither the Association, nor the Inspector of Elections have redacted or edited any of the content in the statements enclosed in this election package.

Wheeler Steffen Property Management
Diana La Borde
1420 N. Claremont Blvd. Suite #205-D
Claremont, CA 91711

January 17, 2025

A Meeting of the Members will be held as follows:

Date: February 20, 2025 (All mailed ballots should be received by us by February 19, 2025)
 Time: 7:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/canyonhill)
Physical location to attend the zoom meeting: 1420 N. Claremont Blvd. Suite #205-D, Claremont, CA 91711

This Meeting of the Members is being held to vote on the election of TWO (2) directors. A vote on IRS Revenue Ruling 70-604 will also take place to address potential excess funds and reduce tax liabilities.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Canyon Hill Homeowners Association, Inc. bylaws define a quorum as “a majority” of the voting power of the association, or 23 members. This quorum requirement is lowered to 20% (9 members) at a reconvened meeting. If quorum is not reached at any meeting, the members in attendance at the meeting may vote to either (a) reconvene the meeting to a later date, or (b) close the meeting without reconvening, meaning no election will take place (this is done via a voice vote of the homeowners present at the meeting). If a meeting is reconvened the deadline for receiving ballots will be extended as well. Please return your ballot so that we can meet quorum!

If you have any questions, please do not hesitate to contact your association’s Inspector of Elections. The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

Detach along perforated line and place this stub in the provided window envelope.
Please make sure that the addresses are showing through the windows.

OWNER SIGN ABOVE (only one owner’s signature is required) **Signature must show through window or ballot will not be counted!**

Wheeler Steffen Property Management
Diana La Borde
1420 N. Claremont Blvd. Suite #205-D
Claremont, CA 91711

Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the smaller Secret Ballot envelope.
- 3) Insert the sealed Secret Ballot envelope into the window envelope.
- 4) Sign this stub in the left corner (**your ballot will not be counted if you do not sign this stub**)
- 5) Detach and insert this stub into the window envelope, making sure your signature and the addresses are showing through the windows.
- 6) Mail your ballot
(if not provided, make sure you apply postage!)

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27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

CANDIDATE STATEMENTS

Steve Gahring

As a member of this association for the past twenty three years I have always been concerned and interested in the dealings of our B.C.D. I served as "member at large", then as Vice President in the past. I would again like to be involved our associations plans for the future.

Thanks,

Steve Gahring

Canyon Hill Homeowners Association, Inc.
CANDIDACY STATEMENT
Name: Pat Pringle

I. Why are you interested in serving as director and what goals do you want to see accomplished within your term as director?

Since becoming an owner in the Canyon Hill HOA community, I have had an interest in volunteering to serve on the HOA Board. My goals are to help with decisions regarding the governance, maintenance and financial health of the community, so that future buyers will see what I saw in 2008 when I chose to buy my property at Canyon Hill.

2. What is your background and experience? Have you served as a committee member or director for a community Association. If yes, please elaborate on this experience.

This past year and a half I served in leadership on the Canyon Hill Board as your Treasurer. I learned it is my fiduciary duty to start addressing infrastructure components as part of the HOA budget planning process.

My background is in education as a teacher and then a Resource Specialist in Alhambra Unified for 38 years. My experience at the district was in planning and developing educational programs for students K-8, which involved writing curriculum and planning lessons in core subjects. My experience planning budgets and pulling together resources began early in my career as a volunteer for School Improvement. I worked in leadership for 14 years until I moved out of the classroom to work full-time supervising a Title I Learning Center for 239 students and a staff of four. My biggest challenge was stretching the \$95,000 yearly budget as I was responsible for planning, hiring and the financial health of the federal program. I enrolled in a master's program in educational administration that prepared me for this challenging responsibility as an Instructional Specialist of a Learning Center.

When I retired in 2012, I volunteered for eight years in leadership for the Alhambra Teachers Association -Retired. Our goal was to stay connected through meetings and e-mails where we informed retirees about news in the district. I believe that transparency and communication is vital to the health of any

(continued on the reverse)

community. Zoom, too has allowed us to stay connected. I would like to see a newsletter or e-mail communication become a routine way of communicating with all Canyon Hill homeowners and residents. Keeping everyone informed about HOA Meetings and what is happening in our community is an important role of the HOA Association.

3. Are you currently an owner in the Association? Yes

4. Are you presently serving on the Board of Directors for this Association? Yes

5. Is there any additional information you would like to provide?

I believe that your HOA Association works for you-the homeowner. If I am elected, I will represent you, the homeowner because I recognize the importance of trust and accountability in your Homeowner's Association. A good homeowner's association can play an important role in maintaining your property values and ensuring your quiet enjoyment of your lifestyle.