



**Escalle Village Homeowners Association**

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

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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. One page 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.*

December 6, 2024

A Meeting of the Members will be held as follows:

Date: January 6, 2025 (All mailed ballots should be received by us by January 5, 2025)  
 Time: 6:30 PM  
 Location: via Microsoft Teams (Team info will be posted at: [www.TheHOAElectionGuys.com/escallevillage](http://www.TheHOAElectionGuys.com/escallevillage))

**Physical location to attend the Teams meeting: Associa Northern California (2001 Union St. Ste 106, San Francisco, CA 94123)**

This Meeting of the Members is being held to vote on the election of FIVE (5) 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 Escalle Village Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 15 members. This quorum requirement is lowered to 20% (6 members) at a reconvened meeting held at least 20 days later. 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](mailto: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!**

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**Escalle Village Homeowners Association**

c/o The HOA Election Guys - EscalleFILE(28+2)  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

**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!)

## CANDIDATE STATEMENTS

### **Doruk Gurel**

*No statement was provided by this candidate.*

### **Nicholas Florio**

I am a current board member of the Escalle HOA and wish to serve another term

### **Erica Jacobs**

I wish to continue serving on the Board so I can be of service to the Escalle community

### **Sean Jacobus**

*No statement was provided by this candidate.*

### **Michele Salinas**

My husband Randy and I have lived at Escalle for 25 years and raised our daughter Ashley here. I was Board Treasurer 2003 - 2010 and 2014 - 2019, and President in 2020.

As Treasurer, I drafted our budget for Board approval, reviewed financial statements and all invoices for approval prior to payment, and worked with our CPA's to ensure our annual statement and tax returns were prepared accurately and filed on time. I worked closely with our reserve study consultants as they prepared draft studies for Board approval. I ensured that our reserve funds were invested in interest bearing accounts and balances were kept within FDIC limits. I maintained a calendar for the Board to keep routine tasks and special projects on schedule. During periods when the Association did not have outside management, I performed all bookkeeping functions and wrote meeting minutes.

I worked 29 years in multifamily mortgage banking. I reviewed financials and reserve studies, prepared budgets and assisted in underwriting/servicing multimillion dollar loans. I'm currently Chief Operating Officer for a lighting manufacturer, performing all financial functions except tax preparation. I also own a bookkeeping business and have managed the books for Randy's company for almost 40 years.