



**Westlake Trails Property Owners' Association**

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. 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*

Jan Esterhuizen  
Dynamic Management Services, Inc.  
22982 La Cadena Dr, Suite 221  
Laguna Hills, CA 92653

November 1, 2024

A Meeting of the Members will be held as follows:

Date: December 10, 2024  
Time: 7:00 PM  
Location: Westlake Village City Hall

All mailed ballots should be received by us by December 9, 2024.

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.

The Westlake Trails Property Owners' Association Bylaws Article V, Section 5 states there is no quorum requirement for the transaction of business at Members' meetings.

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!**

Jan Esterhuizen  
Dynamic Management Services, Inc.  
22982 La Cadena Dr, Suite 221  
Laguna Hills, CA 92653

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**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

### **Jack Cohen**

I have been a Board member since 2019 and take pride in my position. I am a director of a private money real estate lending business, investment property manager, and hold a real estate license. I would like to continue volunteering on the Board with our amazingly dedicated Board members and Jan to keep our community beautiful and safe. I feel truly honored to reside in our community and would like the opportunity to keep being involved and helping the association.

### **Ken Maranga**

My name is Ken Maranga, and I am seeking re-election for a third two year term on this Board. I've lived in The Trails for 33 years. My wife, Andrea, and I moved into this charming and safe community where we raised our four children. My motivation to run for another term is to continue to contribute to the efforts this Board makes to maintain that quality of life, health and safety of our residents, while improving property values and undertaking these responsibilities with appropriate fiscal care.

I believe that I bring years of unique problem solving skills to our Board. I regularly attend meetings with my fellow Board members where we smoothly interact, each bringing our unique personal and professional backgrounds to address community concerns. Prior to my retirement in 2020, I was founder, managing partner, and senior litigator in a civil litigation law firm with offices in Los Angeles and San Francisco. Since retiring from active litigation, I have co-founded and am Chief Legal Officer for a bio-medical start up company. I believe that my education, training and experience in both law and business management well suit me to continue in my role as a Board member and currently its Vice President.

Besides working to anticipate and solve problems over which the Board has direct jurisdiction, I have been actively involved in attempting to solve other potentially serious problems that affect our unique community over which our Board unfortunately has no direct jurisdiction to take corrective action. We have spent considerable time persuading the City of WLW, LA County Sheriffs Dept., LA County Dept. of Public Works, LA County Fire Dept., and more recently our representative on the LA County Board of Supervisors to take appropriate actions on such issues as: pedestrian safety, annual inspections and cleaning of our Lindero Cyn. drainage channel, and developing a fire risk mitigation program to ease problems of securing affordable homeowners insurance.

Having been part of our volunteer Board team actively involved in addressing these problems, I would really like to continue to press for solutions by leveraging all of the valuable information we spent so much time gathering thus far in this challenging process.

Thank you for considering my candidacy for re-election.

### **Rochelle Wallach**

*No statement was provided by this candidate.*