



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

Allen Archibeque Jr
 PMP Management
 515 Marin Street Suite 404
 Thousand Oaks, CA 91360

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 double-sided 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 20, 2024

A Meeting of the Members will be held as follows:

Date: January 27, 2025 (All mailed ballots should be received by us by January 26, 2025)

Time: 7:00 PM

Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/villaggio)

Physical location to attend the zoom meeting: PMP Management – 515 Marin Street, Suite 404, Thousand Oaks, CA 91360

This Meeting of the Members is being held to vote on the election of THREE (3) 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 Mountain Meadows Villaggio Homeowners Association bylaws define a quorum as “a majority” of the voting power of the association, or 70 members. This quorum requirement is lowered to 20% (28 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!**

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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
(Additional statements on reverse)

Anahit Agdaian

Hi!

My name is Anahit Agdaian and I've been a member of this association since September 2014. Over 10 year of living in this community I saw that Villaggio HOA cares about it's members and community by doing their best to provide great maintenance to the structures and create safe environment for it's members. I would like to become a board member to bring my input and ideas in continuing to maintain the Villaggio community one of the best places in the area. I am a member of non profit Music Teachers Association of California (MTAC) since 1995.

Best regards,
Anahit Agdaian

Sharon Fleming

Greetings!

My name is Sharon Fleming and I have been volunteering my time actively serving on the Villaggio Board of Directors since 2016 as Treasurer, and more recently as President. I have many years of experience attending monthly Board meetings, and working alongside property management companies and service vendors.

I work diligently on our community maintenance and enhancement projects, while overseeing the Board's commitment for fiscal responsibility, ensuring our reserves remain strong.

I will continue to do my best for our community, and hope to earn your vote for another term. Thank you for your consideration!

CANDIDATE STATEMENTS
(Additional statements on reverse)

Susan Voyce

I would like to help Villaggio HOA continue to be a financially strong and well-maintained community. I want to be part of the process in completing maintenance and repairs in a timely manner and responding to homeowners' requests and questions quickly and efficiently. I have attended many HOA Open Meetings in the last few years.

Susan Voyce

Nicole Zugsmith

I am the current Vice President and have served on the board for 4 years. During my time of service to the Villaggio association, I believe I have been instrumental in balancing the needs of the community with ever-increasing costs of maintenance and upkeep, meanwhile striving to keep association dues as low as possible. My goals are to work cooperatively with the board and new property management company to continue these efforts, with the utmost consideration given to the concerns of the homeowners. As a 13-year homeowner in Villaggio, I am invested in the health, safety, beautification, and quality of life of this community.