



Bridgecreek Villas Owners Association

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

Nichole Burford
Interpacific Asset Management
5505 Garden Grove Blvd. Suite 150
Westminster, CA 92683

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.

October 8, 2024

A Meeting of the Members will be held as follows:

Date: November 12, 2024 (All mailed ballots should be received by us by November 11, 2024)

Time: 5:00 PM

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

Physical location to attend the zoom meeting: The HOA Election Guys (17 Spectrum Pointe Suite 504, Lake Forest, CA 92630)

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 Bridgecreek Villas Owners Association bylaws define a quorum as "50%" of the voting power of the association, or 36 members. This quorum requirement is lowered to 20% (15 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)

Yolanda Alvarez-Oliver

Hello Bridgecreek Neighbors,

I have been a member of our association for 5 years. I am currently a member of the board and I have held this role for 1 year. I am currently seeking to retain my seat on the board.

Some of you may have met me when I was passing out information about the parking issues that we have faced with the Rossmoor community. Or again, when I was trying to see what interest there was in having one contractor to handle the replacement of our bathroom windows. Some of you may be new to the community and we haven't had a chance to cross paths. I certainly welcome getting to know my fellow community neighbors. I believe we can be a better, stronger and safer community by knowing who we live amongst.

I have attended every board meeting since I moved into the Bridgecreek community except for 2 or 3 meetings. By doing this, it was my hope to get to know my neighbors as well as stay up to date on how our community was being taken care of.

I have learned a lot about what it takes to keep our community structures safe and well maintained while being on the board. I hope to continue to serve you all respectfully and to the best of my ability. We are all in this together.

Please consider me when filling out your ballot for your HOA board of directors.

Kind Regards,
Yolanda Oliver

Joshua Leite

I have been a board member for the past 6 or so years. Over that time we have increased the capital reserve account by over \$300,000 while also completing needed deferred maintenance at the complex. I have a background in commercial property management and construction management which allows me to provide knowledgeable oversight of both the property operations and projects happening onsite. I hope to continue to increase our reserve accounts to maintain the complex and preserve the community's assets.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Randy Foust

I've been an Owner in Bridgecreek since 1997 and have alot of knowledge of this Complex

If I'm Elected to the Board I will use this knowledge to do my best to Serve the Associations Residence.

My Priorities will be on the following;

Lower Association Dues.

Have the Monthly Statements mailed and made Payable thru the mail if the residents chooses to do so.

Have Monthly Association meeting held at the Community Center so all can attend if they choose to do so.

Re Prioritizes the Associations Infrastructure Projects as it Pertains to our Residence Livelihoods and the Resale values of our units.

Improve the overall looks and Resale values of our complex by doing the following: Painting of Stairs, Rails Balcony Rails, Garage Doors, Slurry Coat Driveways, Replacement of Trees plants that have missing, add more Amenities to our Association that we all can enjoy!

Thank you for this Opportunity!

Sean Hyepock

No statement was provided by this candidate.