



Orinda Grove 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.

Christy Masterson
Seabreeze Management
S5000 Hopyard Road, Suite 310
Pleasanton, CA 94588

October 17, 2024

A Meeting of the Members will be held as follows:

Date: November 18, 2024 (All mailed ballots should be received by us by November 17, 2024)
 Time: 5:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/orinda)

Physical location to attend the zoom meeting: Seabreeze Management, 5000 Hopyard Road, Suite 310, Pleasanton, CA 94588

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 Orinda Grove Owners Association bylaws define a quorum as "25%" of the voting power of the association, or 19 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!**

Christy Masterson
Seabreeze Management
S5000 Hopyard Road, Suite 310
Pleasanton, CA 94588

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c/o The HOA Election Guys - OrindaGroveFILE
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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

Boris Jeric

I'm excited to announce my candidacy for a position on the Board of Directors. I'm looking forward to working harmoniously with other board members as well as the management team in an effort to continuously make Orinda Grove a great place to live in. For those of you who do not know me, I have lived in Orinda Grove for almost 10 years and my family and I love this community. I have served on the Board for the last year 2 years

Thank You for your support and vote:

Boris

Phyllis Karmele

It has been an honor to serve as Board President since 2018 and I'm honored to be asked to run again. I thank you for your continued support and hope that I will be able to further improve our beautiful community. In these past 2 years, we have:

1. Initiated the design and executed the installation of Orinda Grove monument sign that Pulte failed to include in the development. This vital monument sign not only seamlessly blends with our aesthetics, it creates vital community visibility and a functional first impression for potential homebuyers and visitors to the community.
2. Continue to maintain a well funded Reserve Account which is the HOA's savings account designated for covering the cost of major repairs and capital replacements within the community. The current balance is \$600,000.
3. Invested reserve funds to optimize investment income strategies resulting in an additional \$43,000 income over the past 2 years.
2. Continued to reduce utility expenses to result in positive income each year with increased water monitoring and improved plant selections.
4. Worked with the Board to secure and continue Earthquake Insurance at a lower cost from prior years.
5. Continued to scrutinize and manage vendor service levels to hold vendors accountable to their work.
6. Continued to partner with the Orinda Parks and Rec to keep the field and surrounding areas clean and maintained.
7. Partner with MOFD and CalTrans to mitigate wildfire risk to our homes and surrounding areas.