



**Fletcher Valley Villas Homeowners 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 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.*

Mauzy Management  
Audrey Mauzy  
16496 Bernardo Center Drive Suite 100  
San Diego, CA. 92128

October 25, 2024

A Meeting of the Members will be held as follows:

Date: November 26, 2024 (All mailed ballots should be received by us by November 25, 2024)  
 Time: 5:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/fletcher](http://www.TheHOAElectionGuys.com/fletcher))

**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 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 Fletcher Valley Villas Homeowners Association bylaws define a quorum as “a majority” of the voting power of the association, or 61 members. This quorum requirement is lowered to 20% (24 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](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!**

Mauzy Management  
Audrey Mauzy  
16496 Bernardo Center Drive Suite 100  
San Diego, CA. 92128

**Fletcher Valley Villas Homeowners Association**  
c/o The HOA Election Guys - FletcherVVFILE  
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**  
**(Additional statements on reverse)**

**Carolyn Crow**

I have been a homeowner and resident of Fletcher Valley Villas for the past 31 years and I regularly attend board meetings. I love my home and I care about my community and the well-being of everyone living here. As a long-time resident of the community, I feel I would be an asset to the board and I would be honored to serve. My background includes serving on the SD/PEN (San Diego Professional Editors Network) board of directors from 2007 - 2011. Thank you for your consideration.

Carolyn Crow

**Melissa Cruz**

I have been a member of the association for a year and a half. I have been a Data Coordinator in the non-profit sector for the last nine years. I thrive in organization and envision an organized association that maximizes time and efficiency in an effort to fulfill the needs of all members. I hope to assist in the goals of other Directors as well as increase a sense of community, improve maintenance of the property and improve communication between the board and members.

**Esperanza Clara Lizarraga**

My name is Esperanza Clara Lizarraga.

My husband, Jorge and I have lived at Fletcher Valley Villas for the last 33 years. And have been very happy here.

I retired from the Grossmont District after 35 years of service as a Library Technician.

I'm a volunteer at my church. We have different activities throughout the year to help raise funds for the church and help the community.

If elected I look forward to serving on the board and continuing the hard work of our current board. I also will look for new ways to improve our community.

I'm already involved with the Board and the HOA in the Landscape Committee.

We walk the property once a month and discuss the areas of concern and talk about possible solutions for our grounds.

**Stacie Underwood**

I have lived in the Fletcher Valley condos since 2012 with my family. I have made friendships with many of the other families and we spend a lot of time playing outside and at the pool together. We have organized block parties, pool BBQs, 4th of July celebrations, and much more with our neighbors. I would be honored to serve the community by participating as a member of the board.

**Elizabeth Keresztes**

*No statement was provided by this candidate.*

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Tyler Dranguet**

Hello neighbors of Fletcher Valley Villas. My name is Tyler Dranguet, although many of you whom I have not had the opportunity to stop and meet formally probably know me as “the lady with the greyhounds” or “Noodle and Sienna’s mom”. After several months of deliberation and research, I have decided to seek candidacy for a position on the Fletcher Valley Villas HOA Board of Directors.

My husband and I moved into the Fletcher Valley Villas community in late 2016. Since then, we have had the privilege of rescuing two dogs, spending time meeting our neighbors and seeing the neighborhood grow.

My professional background stems from an institution of higher learning. I spent over a decade working on a college campus before moving to State service. In my early career, I was responsible to multiple committees operating under Robert’s Rules and the Brown Act. I later moved to Student Services where I was legally responsible for all student records that I processed, including hundreds of students using Title 38: GI® Bill. Because of my time spent working with these populations—especially Title 38 beneficiaries, I became adept with understanding, explaining and applying law.

Although I have not served in a Board of Directors position before, I believe that I have the qualifications to do well and I am attuned to our community. Should I be elected my goals are as follows:

Ensure that the community knows who their Board members are.

Help create and disseminate an updated “rules and reference guide” for all residents which clearly defines policies such as guest parking, contact information, standard HOA meeting dates, etc.

Work with the Management Company to come up with a process where residents can be better informed of work being conducted on their units and within the common areas.

Respectfully—  
Tyler Dranguet  
she/her

**Kristi Martin**

Greetings, my name is Kristi Martin and I have been a resident as well has a member of the HOA since 2011. Through this time, I have seen areas throughout the community that need addressing from parking to vegetation management and pool area maintenance to name a few items. My background is a manager with my company for 20 years where I oversee construction projects and manager individuals. My vision for the association is to build more of a sense of community within the community, upkeep of maintenance and structural projects for the safety of the community and address and enforce community rules. I hope to accomplish an additional point of view from my experience and learn the dynamic of how the association works. I don’t attend board meetings regularly however, I have participated in board meetings with bringing problems to discuss resolution on a few occasions. If elected, this will be my first time serving on a board. I hope you consider my candidacy.

Truly,  
Kristi Martin