



Pinewood Homeowners Association

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

Alison Arnold
c/o Lordon Management
300 E. Esplanade Dr, Ste 500
Oxnard, CA 93036

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. Three pages 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 24, 2024

A Meeting of the Members will be held as follows:

Date: February 5, 2025 (All mailed ballots should be received by us by February 4, 2025)

Time: 7:00 PM

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

Physical location to attend the zoom meeting: Lordon Management – 300 E. Esplanade Dr, Suite 500, Oxnard, CA 93036

This Meeting of the Members is being held to vote on the election of FIVE (5) 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 Pinewood Homeowners Association bylaws define a quorum as “50%” of the voting power of the association, or 40 members. This quorum requirement is lowered to 20% (16 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!**

Alison Arnold
c/o Lordon Management
300 E. Esplanade Dr, Ste 500
Oxnard, CA 93036

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!)

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Foothill Ranch, CA 92610

CANDIDATE STATEMENTS

Elder Delaguila

I've been a board member for a few years now and currently serving as president. It's been a rewarding journey to be able to serve my community and fellow homeowners. I believe that all have a responsibility to contribute to the development of our community and I'm planning to do my best to continue to help us grow in unity by helping provide a safe place for our families

Jessica Gonzalez

Pinewood community,

My name is Jessica Gonzalez and I have been a homeowner in the Pinewood community for 6 years and I have served on your HOA board for 2 years. As a board member I am committed to keeping our community grounds and our homes well maintained and safe. My personal experience includes procurement of goods, contract negotiations and customer service/sales. I am asking that you please consider casting your vote and supporting me on representing you for the 2025 HOA board.

Thank you,
JG

Maria Huth

I am Maria Huth (the wife of Darrell Huth who was on the board for the last several years). I hold a degree in accounting and am committed to keeping our HOA dues as low as possible while maintaining our property as best we can. I strongly believe that if we cut wasteful spending on unnecessary things we won't need to raise the dues ! I also strongly believe in treating everyone fairly with no favoritism. For example, one board member who has been on our HOA board for many years now has installed a central A/C unit without HOA approval, City permits, and has refused to cooperate with attempts to make it legal. This puts our entire HOA community at risk if anything ever happened with it. Right now in California it is next to impossible to get property insurance. If we ever had a claim from something like this we would ALL have to pay more for it ! Please vote for me, I WILL make a difference! Thanks!

CANDIDATE STATEMENTS

George Lakes

We need to stop fraud and make transparency available to all owners, which has not been done. Darryll, Huth has been on the board for years and has NEVER been an owner, which is required to be on the board. If one isn't on title, an owner he is not. Like having a man from another country be president of our country. Darryll, Huth has cost the association many thousands of dollars. The following relevant history that isn't in a news letter.

While with AAMS we needed to do roof replacement and Darryll pushed for us to take managements bid from All American Roofing and wouldn't allow me, time to get one. Management was not for me getting a less expensive bid???? When I was in aerospace, my job was to get lower bids for aircraft parts which was my experience. Must question why not get lower bids. AAMS was adamant we didn't have time. The company did a horrible job that required us to sue which cost around 80k if memory serves. My working in construction while in college allows me to know what to look for.

When a truck crashed into the south entry wall, I got a bid to repair for 4k. Darryll, Huth stopped it with managemet and it cost around 10-17k extra for no benefit if memory serves.

I needed a medical device to be installed and Darryll, Huth demanded a note from my physician telling them what health problem exists for me for them to be the arbiter of if it could be allowed. That was a rights violation and HIPPA violation. How would the association have a right to limit my health when no man or woman would be injured or harmed by my having it? Opened association up to potential liability, but he didn't care when informed of such. CID mgt, didn't agree with Darryll, Huth, consequently Darryll wanted us to change management company. My speaking with Ruth at CID informed her that both Darryll and Monica were not owners and shouldn't be on the board. CID fired Pinewood because of Darryll and his malfeasance most likely.

Darryll, Huth has gone around telling owners he could solve any issues for them, playing the good guy to my being a bad man for sticking up for my rights and the owners. So when the sewer backed up, my note for nobody to use the washing machine was ignored by her saying I don't have to follow anything you say according to president. She used the washing machine causing it to backflow in my toilet, flooding which required many thousands to repair and am still living without carpet because extortion that I won't be replace unless I do something totally unrelated to the flood. It has been years living like this and exposing association to liability.

Recently management had Darryll, Huth decide which trees needed to be remove as supposed emergency of bark beetles, which didn't allow me to have time to get a lower bid. Having worked for a sod company, working with many landscapers every day it was known to be wrong and not an emergency. Darryll is supported by management by having him choose the trees to be removed without the required knowledge and to irritate me. More trees are to be removed and we need replacements that could be done for less if done at the same time. Liquid Ambarrs need the trunk removed not merely ground down, and now in the fall is time to do so. There is more, but one page is goal. Fraud vitiates all from the beginning and harm to me is significant.

CANDIDATE STATEMENTS

J. Alex Rubio

My vision for the Homeowners Association (HOA) is to foster a strong, engaged community where residents feel heard, valued, and connected. I believe in transparent governance, where decisions are communicated clearly, and residents have an active role in shaping the neighborhood. The HOA should maintain common areas and amenities to ensure safety, aesthetics, and property value. It should also create a welcoming environment for all residents, promoting respect, inclusivity, and conflict resolution. The HOA should also focus on making the neighborhood more eco-friendly and sustainable where we can. The HOA can also help bring people together through events or activities, so everyone feels more connected. In the end, I want the HOA to be a positive force that makes the neighborhood a better place for everyone. It's about creating a place where people are proud to live and work together to keep it great.

Jose Vargas

I have lived in Pinewood on Jefferson Sq. for over 28 years now. I grew up in this area and have seen the good and bad throughout the years. The association, management company, tenants, and property owners should be able to work together to keep the community clean and in good condition.

No statements were provided by these candidates:

Jesus J Chairez

Walter Seymour