



Warner Hill 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. 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.

Christine Salas
Lordon Management
1100 Flynn Road Suite 204
Camarillo, CA 93012

November 4, 2024

A Meeting of the Members will be held as follows:

Date: December 10, 2024 (All mailed ballots should be received by us by December 9, 2024)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/warnerhill)

Physical location to attend the zoom meeting: Lordon Management - 1100 Flynn Road, Suite 204, Camarillo, CA 93012

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 Warner Hill Homeowners Association bylaws define a quorum as “a majority” of the voting power of the association, or 34 members. This quorum requirement is lowered to 20% (14 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!**

Christine Salas
Lordon Management
1100 Flynn Road Suite 204
Camarillo, CA 93012

Warner Hill Homeowners Association
c/o The HOA Election Guys - WarnerHillFILE
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

Saul Allweiss

I have live here for 14 years and its time I give something back to the community.

Sanjar "Jeri" Ardalan

I have been serving as a Board member on and off at Warner Hill for over 38 years. I am currently the Board Secretary and Co-Treasurer and have held the positions of President and Vice President in the past. We have many issues and challenges at Warner Hill which include resolving the final winter storm damage repairs and mitigation work, the landscaping and plumbing issues, the Budget and Reserve fund, and our aging infrastructure. I am involved in resolving the daily issues at Warner Hill. This year my goals include developing a realistic reserve study which correlates with our budget and expenses and finalizing the revised Homeowner Responsibility Checklist. As a member of the Pool Committee, I would like to complete the renovation of the pool to include the removal and replacement of the plaster, tile and coping.

Jevonne Shepherd

I am Jevonne Shepherd, CPA. As a Warner Hill owner and community member for four (4) years, I have experienced many changes in the community. I have a vested interest in ensuring this community not only maintains its aesthetic beauty, but positions itself for present and future financial stability. As Woodland Hills enters a phase of exciting growth spearheaded by the highly anticipated arrival of the Los Angeles Rams within proximity, Warner Hill should be reflective of an upscale, family-friendly, aspirational, and welcoming community. I want to help make this so. Additionally, because I am a CPA, I am interested in helping ensure the financial viability and responsibility of hard-earned owner dollars. As a Board Member, it is my goal to lend my efforts to ameliorate the fiduciary duty owed to current and prospective owners. My background is in Management Consulting with the largest professional services firm in the world in size and revenue. In addition to being a CPA, I have an MBA and various financial certifications. I recently finished my JD with the goal of becoming a licensed Attorney in 2025. I do not currently serve on the Warner Hill HOA Board, although I have current Board experience on two (2) nonprofit Boards, and previous Board experience on other nonprofit Boards. My total Board experience spans a decade. I appreciate your kind consideration of my candidacy for the Warner Hill HOA Board.

CANDIDATE STATEMENTS

Hrayr Tarkhanyan

I am restaurant owner for over 15 years. I am self made and always challenged myself to do better business throughout the years. I built two restaurants past 8 years and experienced the construction challenges and also dealing with lots of contractors and sub contractors for the job. I have built relationships with a lot of builders and service and repair individuals and companies which also can be helpful for our community. I know being in the board I can be helpful to assist the board with everyday issues that we can face and be another helping hand.

Rosa Zhang

I have thought of running for the board previously but due to work schedule, I did not think I could commit the time/even attend many of the board meeting (had to commute). Now that I am fully remote, I believe I will have more time to dedicate to this community. I moved in Dec 2019 and so have been around to see quite a few changes in the community.

I have a background in project management/customer success so I deal with different people/personalities on the daily. I specialize in doing deep dive analysis of projects as well as project/risk management and feel like these qualities would serve well being a board member.

My vision is to bring about some new ideas to the board. We have seen the same individuals on the board (not necessarily a bad thing) but sometimes someone with completely brand new ideas can help contribute in new ways. I hope to be a part of the decision making process in the future for some of the big decisions that are being made on behalf of our community. I also hope to propose some new ideas that help our community stay connected (a community forum where we can all share ideas etc). Also to build a better relationship with London. (currently i will send 4 emails and not get a response which is a little ridiculous)

I am a hard worker and go getter. I am great at communication and am not afraid to ask questions.

No statements were provided by these candidates:

Ricky Goodman

Sarena Warner

CANDIDATE STATEMENTS

Doris Levine

Hi,
My name is Doris Levine
and I have lived here for
two years.

I am submitting my resume
as I am interested in
becoming a Board member.
My background reference
to this appointment
is as follows:

I have been on the
board of three different
communities involving
landscaping, architecture
redoing an entrance of a
community of homes in
which I lived. →

I have also been on
many committees,
while living in different
areas of Southern CA.

Thank you for your
consideration,

I remain
Respectfully,
Doris Levine