



Granville Court 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.

Nikki Shahbaz
Ross Morgan & Company, Inc
15315 Magnolia Blvd., Suite 212
Sherman Oaks, CA 91403

January 18, 2025

A Meeting of the Members will be held as follows:

Date: February 20, 2025 (All mailed ballots should be received by us by February 19, 2025)
 Time: 7:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/granville)

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 Granville Court Homeowners Association bylaws define a quorum as "25%" of the voting power of the association, or 14 members. This quorum requirement is lowered to 20% (11 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!**

Nikki Shahbaz
Ross Morgan & Company, Inc
15315 Magnolia Blvd., Suite 212
Sherman Oaks, CA 91403

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 STATEMENT

Cheryl Guerriero

Dear Homeowners,

I care very much about this building and the people in it.

A little bit about how I've served in the past and will continue to serve.

I've lived at 837 N. West Knoll Drive since 2021. When the water main broke on West Knoll (twice) and flooded our building in the past couple of years, I was instrumental in bringing various crews in to repair the costly damages to our building (elevator, garages, pool heater, pumps, boiler etc.), as well as making certain Ross Morgan submitted all expenses to our insurance company so that our HOA reserves were reimbursed. I was responsible for hiring new landscapers and a cleaning service that has done a significantly better job than past vendors and at a cost that saves the HOA \$800 a month. Numerous homeowners have commented how beautiful our front lawn looks. When our pool heater was damaged due to the water main break, I made certain to have it replaced and the cost reimbursed by insurance. In addition, due to the age of our building, there have been pipes that have had to regularly be replaced. I and other board members continue to stay on top of this and have brought in an additional plumber to help with replacement.

When homeowners expressed wanting the building painted, I took the time and effort to meet with several vendors and get estimates. The majority of homeowners voted yes to having the building painted and we are now in the process of having our building painted. When homeowners expressed wanting to replace their old windows with new windows I became an advocate for allowing that in our building. Since then many homeowners have updated their windows.

When homeowners expressed wanting security cameras installed due to concerns over thefts in our building, packages being stolen and vehicles being vandalized, I and other board members met with several vendors and had security cameras installed on the property. Due to this, we have seen less theft and vandalism.

In addition, with the ongoing issues of repairs to our building and inflation (vendors and material costs are twice as expensive than a year ago) I and other board members are being mindful of our reserves and how to keep them at a healthy balance. Although I am not in favor of consistently raising dues, it's important to note that for years our HOA dues were never raised, and unfortunately that, in addition to the rising costs of repairs & pipes needing to be replaced, put our reserves in a diminished capacity.

I also believe in allowing homeowners to reach out to me personally. When I first moved into the building, there was a maintenance issue and I found the lack of communication or having to wait a month for the HOA meeting to inquire about this issue, quite frustrating and not helpful. Therefore, I feel it's important that homeowners be able to reach out to board members.

Thank you,

Cheryl Guerriero
HOA Board President

CANDIDATE STATEMENT

Jody B Kagan

My name is Jody Kagan, and I'm excited to announce my candidacy for our homeowners association board. Having lived in our building for 30 years and as a former board member, I've witnessed its growth and challenges, and I'm passionate about ensuring it remains a wonderful place to live.

If elected, I'll focus on:

- Transparency: Keeping residents informed about decisions, finances, and projects.
 - Building Upkeep and Repairs: Prioritizing timely maintenance to preserve property values and ensure safety.
 - Community Engagement: Encouraging open dialogue and collaboration to address concerns and ideas.
- I'm committed to working with you to maintain and enhance our building. Your voice matters, and together, we can achieve great things.

CANDIDATE STATEMENT

Wendy Lipin

My name is Wendy Lipin, and I have been a very proud homeowner here at Granville Court for 34 years, and I really love our building. I've seen so many great transformations to our building over the years, and I've been active in a number of these transformations. In addition, I have quite a few great ideas to continue these positive changes to our building. A number of HOA members asked me to please fill the position as the member at large, and I've been actively serving on our HOA board for over the past year. I decided to fully throw myself into this position since I want our building to thrive and be the best building possible. Since I've been on the board, I personally went to the City of West Hollywood and made sure we had the correct legal signs to post with the ordinance number to be a Non-Smoking building. I also helped facilitate various homeowners with the installation of their dual paned windows, which are much more energy efficient. Our sauna has been inoperable for the past 10-15 years, so I personally did a lot of research and was able to get a new sauna heater, and the proper electrical upgrades all for under \$1,000; Lauren very kindly painted it, and now we have a beautiful working sauna room. I was also very involved in helping facilitate getting our building painted with elastomeric paint, which should help keep the building free from water damage & stucco chipping off. The majority of homeowners I've spoken to absolutely love the clean fresh look to our building, which can only help increase each & every one of our property values. I personally met with the gas company at 10:30-11:00 pm on a Friday night, when our gas didn't seem to be working, and met with John from Pacific Energy Boiler company who showed me how to reset our boiler in the future, if our hot water ever goes out again. Alison has been doing an incredible job of handling the plumbing issues we've had, and I have helped Alison by personally contacting individual homeowners to move their cars in an emergency situation, and the plumbers were then able to proceed. I helped facilitate getting security cameras installed in the garages, and on each floor of our building. I have helped navigate our maintenance crew to clean our laundry rooms, our trash chutes and our trash area in the garage. I hope to continue my tenure on the board so that we can work together to accomplish our mutual goals of making our building the best possible version of itself. My plans and goals for the future of Granville Court include getting our magnesite in the courtyard, walkway & balconies painted and resealed with a color that compliments and blends in with the new color of our railings and our doors. I've already gotten quotes from nurseries for new palm trees and additional greenery at less than ¼ the price of what they retail for. I would really love to get our jacuzzi repaired and working properly. I'm really enjoying learning how our building runs and operates, and now I know how to reset the garage door gates if they ever get stuck, how to reset our elevator if somebody gets stuck inside, or stops working, and how to access our security cameras and footage if someone has anything stolen. Our HOA board plans to continue replacing plumbing stacks and repair pipes that burst on an as needed basis. Our annual financial report shows exactly where our money is being spent and demonstrates full transparency. The five of us currently on the HOA board work really well together, and we all want to maintain a very harmonious atmosphere here at Granville Court. We have a fantastic building in one of the most desirable locations in the entire state, and we need an HOA board that works well together to make sure our building runs efficiently, keeps homeowners safe, keeps our costs down and within budget, and makes sure we're all here to help each other. I'm very passionate about making sure our building continues to be the very best it possibly can be, so I hope you will vote to keep me on our HOA board.