



**Mission Verde Community Association**

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

Stacey Snyder  
Community Property Management  
751 East Daily Drive Ste 300  
Camarillo, CA 93010

**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.*

December 23, 2024

A Meeting of the Members will be held as follows:

Date: January 27, 2025 (All mailed ballots should be received by us by January 26, 2025)  
 Time: 4:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/missionverde](http://www.TheHOAElectionGuys.com/missionverde))

**Physical location to attend the zoom meeting: Community Property Management – 751 East Daily Drive, Suite 300, Camarillo, CA 93010**

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 Mission Verde Community Association bylaws define a quorum as “10%” of the voting power of the association, or 16 members. 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!**

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Community Property Management  
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Camarillo, CA 93010

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**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

### **Pete Chavez**

I'm an original owner of the property. I sit on the homeowners board as secretary for The Cabins at Crooked Pines in Mammoth Lakes, California for the past year.(still learning) I've been a member there since April 2005. I'm a retired firefighter after 31 years with the Oxnard City Fire Department. My son, his wife and my two grandchildren also live in another unit below mine. I have a vested interest that Mission Verde remains a great place to live for all of us to enjoy this great quality of life.I held many different positions during my 31 year career. My current plan is to split my time between Mammoth and Mission Verde for as long as I'm able.

### **Edie Garfinkle**

I am very proud of the accomplishments of this Board and wish to continue the good work we have established for the membership of the Association over the past several years.

### **Joan Schneider**

10/24/2024

To Whom It May Concern:

I have been a member and resident of Mission Verde since 2000. I have previously served on the board of directors during two separate terms. The most recent was when I returned to complete a term for a director who relocated.

I have recently retired from my seventeen-year role as Department Chair of Nursing at Los Angeles College. I am an RN, and my work history includes direct patient care, acute care nursing administration, and 27 years in academic teaching and leadership roles.

I truly enjoy being a homeowner in Mission Verde. Our association is one of the most beautiful and best in Camarillo! I believe that enhanced opportunities for association members to participate in regular board meetings would be highly beneficial. Additional access to essential information relating to the rights and responsibilities of living in our wonderful association is necessary and I would like to do my part to see this happen.

I have not been able to attend board meetings regularly due to the timing of these meetings during traditional work hours. This is no longer a problem for me, but affects other homeowners in Mission Verde.

Respectfully,  
Joan Schneider

### **Katie Loft**

*No statement was provided by this candidate.*