



Park Lane Town Homes at Newbury Park Homeowners Association
 c/o The HOA Election Guys, Inc
 27472 Portola Pkwy #205-412
 Foothill Ranch, CA 92610

Ross Morgan - Cari Williams
 23901 Calabasas Rd Suite 2004
 Calabasas, CA 91302

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 20, 2024

A Meeting of the Members will be held as follows:

Date: January 30, 2025 (All mailed ballots should be received by us by January 29, 2025)
 Time: 6:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/parklane)

Physical location to attend the zoom meeting: Ross Morgan – 23901 Calabasas Rd. Suite 2004, Calabasas, CA 91302

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 Park Lane Town Homes at Newbury Park Homeowners Association bylaws define a quorum as “more than 50%” of the voting power of the association, or 25 members. This quorum requirement is lowered to 20% (10 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!**

Ross Morgan - Cari Williams
 23901 Calabasas Rd Suite 2004
 Calabasas, CA 91302

Park Lane Town Homes at Newbury Park Homeowners Association

c/o The HOA Election Guys - ParkLaneTHNP_FILE
 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

Phil Scheff

I am retired and have time available.

I have had 3 occupations -

1. Aerospace electronics engineer (Master's Degreee),
2. Real Estate Developer & Builder, and property manager of office buildings, townhouses, and apartment buildings that I have built,
3. IRS Enrolled Agent representing the taxpayer (I'm the good guy!)

I have served on 2 other HOA boards for a total of approximztely 15 years in all capacities - President, Vice President, Secretary, and Treasurer.

I have been a member of this Association since January 2017.

My goal is to insure the HOA operates smoothly and economically, which in turn will insure the future value of your townhome.

Risa Shapiro

We have lived in Park Lane for 21 years, we were the first occupants of this complex. I remember how our complex looked when it was brand new, and that vision is what I strive for while we work to maintain our community. As I board member, I attend all meetings and work well with fellow board members to accomplish our goals. We work to keep everything in working order and to maintain our budget. Please vote for me so I can continue to serve the community. Thank you, Risa...

CANDIDATE STATEMENTS

Ian Wilson

Dear Park Lane Town Homes at Newbury Park Homeowners,

I am excited to announce my candidacy for the Board of Directors of our Homeowners Association (HOA). I have been a proud owner in our community for several years, and during this time, I have developed a deep appreciation for our neighborhood and a strong desire to contribute to its continued success and improvement.

As a continuing board member, my primary focus would be to foster transparency, open communication, and collaboration among all residents. I believe in promoting policies that reflect the collective interests of our homeowners while ensuring the long-term sustainability and value of our community. Some of the key issues I am passionate about include:

1. ****Enhancing Community Engagement****: Encouraging more residents to participate in meetings, activities, and discussions so we can build a stronger, more connected community.
2. ****Responsible Financial Management****: Ensuring that our HOA funds are used efficiently and transparently, focusing on maintaining and improving our shared spaces and amenities without unnecessary financial burden on homeowners.
3. ****Preserving Property Values****: Collaborating with fellow board members and homeowners to maintain and enhance the appearance, safety, and functionality of our neighborhood to protect and grow our property values.
4. ****Proactive Problem-Solving****: Addressing concerns such as community upkeep, safety, and maintenance with practical, forward-thinking solutions that benefit all.

With my professional background, skills, relevant experience in managing multi-million dollar properties, legal experience, project management, I believe I can continue to bring a fresh perspective and a balanced approach to decision-making on the board. My goal is to represent the interests of our community as a whole and to be a reliable and approachable advocate for all homeowners.

I respectfully ask for your vote and the opportunity to serve on the Board of Directors. Together, we can continue to make [Community Name] a wonderful place to live.

Thank you for your consideration.

Sincerely,
Ian Wilson

Candidate Statement - Patricia Lacy

Hello Homeowners.

My name is Patricia Lacy. I have been a homeowner since Parklane Homeowners Association was built in 2003. I am a registered nurse and also a fraud investigator. I have been a member of Community Association Institute for over two years to keep current with HOA laws.

I was on the board of directors until the board members and their manager became upset that I asked questions about our HOA finances. Unfortunately, I discovered financial abuse and over 1,800 pages of violations caused by the board members. It is HOA law that all HOA meetings be conducted through Zoom meetings for absentee homeowners to be able to attend. I have a hearing disability which I require Zoom to understand who is speaking at the meetings. Their manager and board members stopped the zoom meetings so I could not attend and execute my fiduciary duty.

Because I could not attend, I was removed as a board of director. There is a pending Civil Rights investigation ongoing with the management company, manager, board of directors, and their attorney.

As you recall, at the last annual meeting, the voting was 'challenged' (Civ. Code § 5145(a), Corp. Code § 7616(a).) The board members and manager ignored the challenge, which was another violation.

The board members became concerned of their violations and hired an attorney to 'push back' on me, (in an e-mail that is date and time stamped) to stop inquiring about their violations.

Unfortunately, the violations continued, which I sent in seven Internal Dispute Resolutions for the board members to resolve without a lawsuit. They refused to adhere to governing documents and stated they had no defense for their violations. One of the violations was that they double bill me each month for HOA dues in retaliation. I pay my HOA dues 15 days in advance, have no delinquency, and they claim I owe \$1,400, which is a way of claiming I could not run for the board. Unfortunately, for them, I am covered by the IDRs that they cannot arbitrarily attach unknown charges to a homeowner.

The management company and the board of directors also withheld my insurance settlement for water damage. The insurance checks totaled \$32,999.36, which I have copies of the checks cashed by Ross Morgan. I only received \$1,160.00.

The reason I am advising you of their harassment and retaliation against me is to show you evidence of their fear of being exposed. Also, since we have case law on Ross Morgan and the manager caused corruption and collusion at another HOA, recently settled. Ross morgan was immediately terminated.

The HOA dues are extraordinary for our Association, compared to our neighbors with amenities. The reason for the increase in dues is the mismanagement of the HOA funds.

I have been abused, harassed, threatened, trespassed by the violators. I care about our association, our finances which Ross Morgan will not provide our documentation, which is unlawful.

The choice is yours, as every homeowner is responsible for the financial stability of our Association. It is possible our Association may go bankrupt by the mismanagement of the current board members and their manager. If you want to start fresh with homeowner board members who want to be honest and transparent, sign a Code of Ethics Policy, which the current board and manager refuse to sign, and reduce our fees and have our assets returned to our reserve, vote for the homeowners who will adhere to HOA laws, CC&Rs, ByLaws and Governing Documents.

Thank you

