



Northridge Park Community 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. One double-sided 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.

Lordon Management
Christine Salas
1275 Center Court
Covina, CA 91724

October 18, 2024

A Meeting of the Members will be held as follows:

Date: November 20, 2024 (All mailed ballots should be received by us by November 19, 2024)
 Time: 7:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/northridge)

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 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 Northridge Park Community Association bylaws define a quorum as “a majority” of the voting power of the association, or 68 members. This quorum requirement is lowered to 20% (27 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!**

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Christine Salas
1275 Center Court
Covina, CA 91724

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c/o The HOA Election Guys - NorthridgeFILE
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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
(Additional statements on reverse)

Deborah Donnelly

As an original owner, I have seen many changes in our community over the past four decades. My desire to maintain the beauty and integrity of our slopes and residences motivated me to become involved with our homeowners' association.

Over the past decade, I have volunteered as a member of our HOA's Landscape and Architecture committees as well as served terms on the Board of Directors as the Member-at-Large. With your support, I hope to continue contributing to our Board's efforts to maintain a safe, sustainable and fiscally responsible community for the enjoyment of all residents of Northridge Park.

Mike Kechichian

Being a member of this community for 12+ years I would like to join the Home Owners Association board because I am passionate about fostering a strong sense of community and ensuring the well-being of our neighborhood. I believe serving as the executive vice president of the LA Times I can be valuable asset to the team with my organizational and leadership skills. My commitment to fairness will contribute positively to decision-making processes that affect our community. thank you for your consideration. Sincerely Mike K

Toros Kejejian

I have been a member for 24 years,

No, I'm not currently on board.

I am a graduate jeweler and own my own jewelry manufacturing facility in downtown LA.

My vision is to keep our community clean and beautiful.

I will be available to volunteer in any kind of work for our association.

I will attend every meeting.

Yes, I have served as the school board chairman of Holy Martyrs Ferrahian Armenian school in Encino CA, for 8 consecutive years, also I have served as treasurer of the Armenian Apostolic church of Celicia (La Crescenta CA,) also I was the chairman of the ACF Granada hills CA, from 2020-2023

CANDIDATE STATEMENTS
(Additional statements on reverse)

Sam Maissian

I have been a resident of this community for over 23 years and have been an active board member for over a year now. I am a senior project manager for the Pasadena Unified School District, with an emphasis in city planning and K-12 construction projects. Being a member of HOA board has allowed me to bring the knowledge of my profession to tasks and decisions made by our board. I look forward to continue contributing my organizational strategies, delegation skills, and efficiency to ensure that our community remains well-maintained, safe and to help facilitate projects that will enhance the quality of life for all residents. My experience in project management allows me to bring a structured, results-driven approach to board initiatives.

Dan Medina

As an original owner, I have watched our community evolve into a safe community we can proudly call home.

I have had the pleasure of meeting many of our neighbors as a board member for the last 8 years while doing onsite inspections requested by so many of you.

My focus has always been to insist on all contractors justify costs and insure professional work.

As a result, our HOA DUES ARE THE LOWEST in Porter Ranch, avoiding any special assessments, while maintaining upkeep and the appearance that we can all be proud of. More work must still be done!

I ask for your vote to keep up our Neighborhood and keep the monthly dues down.

Thank you for your support.

Dan Medina

Issam Najm

No statement was provided by this candidate.