



**Bradford Place La Verne
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. Two double-sided 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.

Lordon Management
Delana Lopez
1275 Center Court Drive
Covina, CA 91724

December 5, 2024

A Meeting of the Members will be held as follows:

Date: January 9, 2025 (All mailed ballots should be received by us by January 8, 2025)
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/bradford)

Physical location to attend the zoom meeting: Lordon Management – 1275 Center Court Drive, Covina, CA 91724

This Meeting of the Members is being held to vote on the election of NINE (9) directors.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Bradford Place La Verne Homeowners Association bylaws define a quorum as “50%” of the voting power of the association, or 105 members. This quorum requirement is lowered to 20% (42 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!**

Lordon Management
Delana Lopez
1275 Center Court Drive
Covina, CA 91724

Bradford Place La Verne Homeowners Association
c/o The HOA Election Guys - BradfordPlaceLVFILE
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
(Additional statements on reverse)

Rebecca Bakken

I have sat on the Bradford Place Homeowners Association board for over 2 years. My professional experience is in the real estate property management industry with a focus on accounting and technology. My relative career experience affords me insight into HOA and property level operations, vendor relationships, annual budgeting, etc. I hope to use my relative experience to continue serving this community for another year. Thank you for your consideration.

Cordially,
Rebecca Bakken

David Diot

My name is David Diot, I currently reside here in the Bradford Place community and have done so with my daughter for 9 years. I am retired law enforcement having spent 26 1/2 years with the Los Angeles County Sheriff's Department. Having been a board member for a short time, I would like to continue to help maintain our community and assist in making changes that will benefit our residents, support the CC&Rs and to continue finding ways to keep costs down while maintaining the property.

Sincerely,
David Diot

Summer Lawrence

I have been a resident of La Verne for over 46 years. I take pride in my city and also in the Bradford community. I have been on the Bradford HOA Board for several years now. Over the years I have been involved in making our community beautiful and safe by adding new lights on the walkways, new asphalt throughout the property, adding new greenery on Foothill, and remodeling all of the pool restrooms. I will continue to ensure our property is well maintained and also do my part to be fiscally responsible with our dues. I look forward to serving you again. Thank you.

Claude (Butch) Leach

Have been a Board member for 14 years - fully believe the purpose of the Board is to maintain the value of the homes.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Mary Leamy

I have been a member of the board for three years.

I have lived in the Bradford development for 24 years.

I am a retired pension analyst, I worked 41 years for a major multi-employer union trust fund.

I feel my duty as a board member is to work as a team and prudently use our resources for repairs while staying within our budget. This way our HOA remains vital and able to handle property repairs without special assessments. We have achieved many upgrades within our budget this past year which will keep the development safe and a desirable place to live.

I attend our meetings each month, I find it a priveledge to serve.

I would appreciate your vote in order to remain on the board. I find the challenge exciting and I enjoy being of service to our residents.

Marilyn Lettice

This last year on the Board of Directors has been an exciting and challenging time. We started and completed several much needed major projects. Going forward we will need to assess and prioritize needed ongoing maintenance to keep the community an attractive place to live. As your board member I am ever mindful of the need to carefully manage the Association's resources. I would appreciate your vote to continue working with the board to keep our community an excellent investment and desirable place to live.

Crystal Warren Stevenson

Hello, my name is Crystal Stevenson and I purchased my property at 3858 Chelsea Drive back in 2006. I am 43 years old, wife, mother of two and a La Verne resident since 2001.

I care about the overall community management, maintenance and safety of the community as a whole. I look forward to working together with the management and board to make important decisions and to take care of the entire community and it's needs, in good faith and to the best of my ability.

I have not attended board meetings in the past or served on an HOA board before since I was working full time, raising two kids and pretty overwhelmed! However, I am at a different place in my life now and look forward to serving our community.

I have a background in HOA property management which I believe could be very beneficial to residents and other board members.

Thank you very much for your consideration.

No statements were provided by these candidates:

Monica Grana

Gary V Randall

Candidate Statement for Petrus Georgescu

Position: Board of Directors

My name is Petrus (Peter) Georgescu, and I am excited to announce my candidacy for the position of Member of Board of Directors on our Homeowners Association Board. Having been a resident of Bradford Place for 6 years, I am deeply invested in the well-being and growth of our community.

Qualifications:

- **Experience:** I have 8 years of experience in the Army, where I have developed skills in management and conflict resolution.

Vision for the Community:

1. **Enhancing Communication:** I believe in transparent and open communication between the board and community members. I will work towards improving our communication channels to ensure everyone is informed and heard.
2. **Financial Responsibility:** Managing our HOA's budget effectively is crucial. I will advocate for responsible spending and ensure our funds are used to benefit the entire community.
3. **Community Engagement:** A strong community is built on active participation. I will promote and support events and initiatives that bring us together and foster a sense of belonging.
4. **Maintenance and Improvements:** I will prioritize maintaining our common areas and facilities to the highest standards while exploring opportunities for enhancements that can increase our property values and improve our quality of life.
5. **Safety and Security:** Ensuring a safe environment for all residents is a top priority. I will work with local authorities and explore additional measures to enhance the safety and security of our neighborhood.

Why Vote for Me:

I am dedicated to making Bradford Place a better place for all residents. With my background, experience, and commitment to our community, I believe I can make a positive impact on our HOA Board. I am approachable, open to feedback, and ready to serve with integrity and dedication.

Thank you for considering me for the position. I look forward to the opportunity to represent you and work together to achieve our community's goals.

Sincerely,

Peter Georgescu

Vote for Richard Code

Bradford Place HOA

Board of Directors



Hello, I am Richard Code. I am currently running for a position on the Bradford Place Board of Directors.

I was raised in Glendora and have lived in La Verne since 1989. I care a great deal about maintaining our community and making changes that will benefit our residents.

My goals for the association are to continue to support the CC&R's and to continue to find ways to keep costs down while maintaining a beautiful property. I wish to aid the board in running effectively and efficiently to maintain and possibly increase property values.

My views and ideas will contribute greatly to maintaining a safe and aesthetically pleasing environment.

