



Lone Pine 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. 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

TRITZ- Jaimie Lopez
1525 East 17th Street, Suite A
Santa Ana, CA 92705

December 10, 2024

A Meeting of the Members will be held as follows:

Date: January 16, 2025
 Time: 6:00 PM
 Location: The Community Pool Area
 All mailed ballots should be received by us by January 15, 2025

This Meeting of the Members is being held to vote on the election of THREE (3) 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 Lone Pine Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 17 members. This quorum requirement is lowered to 20% (7 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!**

TRITZ- Jaimie Lopez
1525 East 17th Street, Suite A
Santa Ana, CA 92705

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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CANDIDATE STATEMENTS

John Brewer

The last two years have been difficult on the board. With minimal participation, years of deferred maintenance and a budget that only goes so far, it's been hard to get things done. That being said together we can really make some progress. We all want the community to look great and want to enjoy the pool, but numbers don't lie. Please participate and get involved.

Michelle Miller

I have been a member of the Association since 1999 and was on the board for two years in the past. As a board member my goal would be to assist the other members in maintaining the property values of our community and keeping the community safe.

Tiffany Nguyen

My name is Tiffany Nguyen and I've been a property owner since 2001. I am interested in becoming a board member again as I've been a board member for the last 2 years.

Toan Nguyen

No statement was provided by this candidate.

Marie Nommensen

Hello fellow neighbors my name is Marie, my husband David and I have lived here in Lone Pine for over 30 years and I once served as president for five years.

For many years I worked in the medical field, not only caring for patients as a therapist, but also in administration and management of doctors offices, if elected, I endeavor to apply my skills set to prioritizing and accomplishing the care of our community with the best quality while as economically as possible.

I'd like to ask you all to please do your important part and participate in your community elections and thank you so much for your consideration.