



**Lincoln at Orange Grove 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 page of the Meeting Agenda
5. 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*

Kevin Langley  
The HOA Election Guys  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

December 16, 2024

A Special Meeting of the Members will be held as follows:

Date: January 16, 2025  
 Time: 7:30 PM  
 Location: Lincoln at Orange Grove Common Area Courtyard near the Barbeque Area

To be counted, all mailed ballots must be received by us, The HOA Election Guys, Inc., by 5:00 p.m. on January 15, 2025. Ballots may also be hand-delivered to us on January 16, 2025, before the start of the special meeting.

This Special Meeting of the Members is being held to vote on the recall of the entire board of directors. If you are in favor of the recall, you will vote Yes on the first section of the enclosed ballot. If you are opposed to the recall, you will vote NO in the first section of the ballot. Both sections of the ballot should be completed even if you are opposed to the recall.

- Should the recall PASS, the members will then elect FIVE (5) board directors
- Should the recall FAIL, the current board members will retain their seats for their originally elected terms

In order to PASS, the recall must be approved by a majority of a quorum of the members, where quorum is defined as 25% of the membership, or 14 members. Once quorum is met, a majority of the votes cast must be cast in favor of the recall for it to pass.

**-Letter continues on reverse-**

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!**

Kevin Langley  
The HOA Election Guys  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

**Lincoln at Orange Grove  
Community Association**  
c/o The HOA Election Guys - LOGCA\_FILE(56+2)  
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 so it is received by 5:00 p.m. on January 15, 2025, or hand deliver before the start of the annual meeting on January 16, 2025. Postage has been provided.

**-continued from front-**

If the recall is approved and the election for new directors proceeds, the candidates who will appear on the ballot are: Perry Bennett, Gavin Dorman, Tunisia Offray, Maria Vallarta, and Tisha Washington. Cumulative voting is permitted in this election. Accordingly, you can cast all of your votes for one candidate or divide your five votes among the candidates as desired. Fractional voting is not permitted.

Per LOG-HOA Bylaws 5.1, one of the directors will be elected solely by the votes of the commercial owners and one of the directors will be elected solely by the votes of the residential owners.

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

The LOG-HOA Bylaws define a quorum as "25%" of the voting power of the LOG-HOA, or 14 members.

If you have any questions, please do not hesitate to contact us at (888) 380-3332 or by email at [info@thehoaelectionguys.com](mailto:info@thehoaelectionguys.com)

**LINCOLN AT ORANGE GROVE COMMUNITY ASSOCIATION**  
**SPECIAL MEMBERSHIP MEETING**  
**FOR RECALL OF BOARD AND ELECTION OF REPLACEMENT DIRECTORS**

**AGENDA**

Thursday, January 16, 2025 | Time: 7:30 PM | Place: Common Area Courtyard Near BBQ Area

**1. Call Meeting to Order**

**2. Establish Quorum**

**3. Introduction of Inspector of Elections**

**4. Tabulation of the Ballots**

**5. Open Forum (2 Minute Limit)**

**6. Announcement of Election Results**

**7. Adjourn**

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Tunisia Offray**

Dear Neighbors,

My name is Tunisia Offray, and I am running for a position on the HOA Board of Directors because I believe in creating a vibrant, inclusive, and well-maintained community that all members can enjoy. As a long-time resident, I am committed to restoring our building, fostering transparency and fairness, and ensuring the highest standards are upheld in every aspect of our HOA governance.

If elected, my top priorities will include:

- **Restoring the Building:** I am dedicated to working with homeowners to decide whether to move forward with SB800 repairs and will hold HHP and RAAM accountable to ensure all work is completed effectively, on time, and in compliance with our agreements.
- **Transparency and Fairness:** I will ensure that the board's decisions are transparent and communicated openly, so members feel informed and heard. Every decision will be guided by our bylaws and the best interests of all homeowners.
- **Accountability:** I will work to ensure that the HOA board, vendors, and contractors fulfill their obligations with professionalism, integrity, and fiscal responsibility.
- **Inclusivity and Community:** I am committed to creating an environment where all residents feel welcome and included. Every homeowner's voice matters, and I will ensure your concerns are addressed respectfully and thoughtfully.
- **A Safe and Clean Environment:** I will prioritize maintaining the safety, cleanliness, and beauty of our property, so that we all can take pride in the community we call home.

I bring a wealth of experience that uniquely qualifies me for this role. I have served as:

- Co-Director and Vice President of a nonprofit organization for 12 years
- Board Member of the Boys and Girls Club Alumni Association
- City Commissioner for the City of Pasadena
- Business Owner for 17 years
- PTO Board Member at my daughter's school
- Committee Member for the Los Angeles County Commission on Violence Against Women and Girls
- Chair of the SoCal Women's Conference
- Girl Scout Troop Leader

These roles have given me valuable expertise in governance, budgeting, leadership, and community-building, all of which I will leverage as your representative on the HOA board.

Together, we can create a community where everyone feels proud to live—a place that is beautiful, safe, and welcoming for all. I look forward to the opportunity to serve and make a positive difference in our neighborhood.

Thank you for your support.

Sincerely,  
Tunisia Offray  
Unit #115

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Maria Vallarta**

Dear Members of Lincoln at Orange Grove (LOG),

My name is Maria Vallarta from Unit 212. I had the privilege of serving as a board member and Treasurer during our first year of the LOG Homeowners Association (HOA) in 2024. While the role has presented challenges, I am more than willing to continue volunteering as a board member if our community desires.

Over the course of the year, our community has faced numerous challenges, both within our units and throughout our common area. I have been a steadfast supporter of measures like third-party inspections to ensure that the necessary repairs are attended with diligence and expertise. These inspections are vital to providing peace of mind for our families and ensuring repairs are done to the standards we deserve for a safe and comfortable living environment.

As a low-income homeowner, I understand the need to keep our HOA monthly fees as affordable as possible. Recently, I collaborated with our management company and the Board to avoid increasing dues at the end of 2024 or into early 2025. Although an eventual increase may be necessary, I am committed to advocating for gradual and reasonable charges that will not unnecessarily burden our residents.

I am grateful for the support I received from the community in 2024, and if re-elected, I will continue to dedicate my time and efforts to help our community thrive.

Thank you for considering my re-election at our annual elections.

Warm regards,

Maria Vallarta  
Unit 212

*No statements were provided by these candidates:*

**Perry Bennett**  
**Gavin Dorman**  
**Tisha Washington**