



**Canfield Vistas 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. Three sheets 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.*

Alicia Chaidez - Scott Management Company  
3820 Del Amo Blvd., Suite 324  
Torrance, CA 90503

November 13, 2024

A Meeting of the Members will be held as follows:

Date: December 16, 2024 (All mailed ballots should be received by us by December 15, 2024)

Time: 5:00 PM

Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/canfield](http://www.TheHOAElectionGuys.com/canfield))

**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 Canfield Vistas Homeowners Association bylaws define a quorum as "one-third (1/3)" of the voting power of the association, or 14 members. This quorum requirement is lowered to 20% (9 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](mailto: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!**

Alicia Chaidez - Scott Management Company  
3820 Del Amo Blvd., Suite 324  
Torrance, CA 90503

**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!)

**Canfield Vistas Homeowners Association**

c/o The HOA Election Guys - CanfieldVistasFILE  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

## CANDIDATE STATEMENTS

### **Damian Anastasio**

I've been on the board a long time and I know the building very well. I hope to continue to help the The board keep going with the current improvements. We're in the middle of a bunch of different projects and I'd like to see them through the end.

### **Simon Brauner**

I have been an owner for about 13 years now. I am a licensed contractor with many years experience solving complex construction issues and would love to lend my expertise to further benefit this building and its community.

### **Andree Carr Roda**

I have been a member of the association for 35 years and a board member for about 10 years. There are many past projects and current ones that I have been part of the team as secretary and, as a professional designer, given my expertise as needed. Our current project is really exciting but will probably take a while to complete. I am up for staying with the ups and downs of it!

### **Casey Vastano**

I have been a member of this association since 2010 (unit #114) and have served on the board for the past two years. I am thrilled to see the progress on much needed projects with our current board in this time. I would like to be able to help reach our goals, which is why I am asking for your vote to serve another term. I have been a registered nurse for over 20 years, currently working in outpatient oncology clinical trials. I have served as member and chair of several unit, institution, and regional committees- with goals ranging from public health initiatives, improving nursing workflow, staying up to date with the ever dynamic specialty of oncology, patient safety, education, and best outcomes. I am detail-oriented and bring this focus in analyzing bids, reports, and information to ensure we are making the best decisions for our community. I try my best to juggle these demands along with work and personal obligations. I am so happy to have met some of you at our social events and look forward to connecting more!

Candidate Statement of Jennifer Millier (she/her)

- 1) How long have you been a member of the association?

July 2015

- 2) If you are currently on the board - how long have you been in this role?

I joined Board and became President of the Association in April 2023.

Any accomplishments you want to point out?

Focusing on just the last year, the major accomplishment has been the start of our walkway and balcony repair project. Not only are the new railings code-compliant, but the railing foundation has also been secured and the balcony decks and walkways will be further waterproofed. I also investigated and met with multiple contractors to secure the appropriate re-coating and waterproofing of our roof. I strive to communicate when building projects are going on and what to expect by posting notices and building updates whenever I can.

- 3) What is your background?

Originally from the San Francisco Bay Area, I have lived in the building since 2015. You may have seen me around the building or neighborhood with my rescue dogs, Lola and Roxanne.

I studied political science at UCLA and attended UC College of the Law, San Francisco (formerly known as UC Hastings). I am a trial attorney and have owned and managed a law firm since 2018 (Millier Law, Inc.).

If given the opportunity, I look forward to continuing to serve this community as a Board member.

- 4) What is your vision for the Association?

I envision an Association that is proactive in maintaining and updating our aging building, to help improve and preserve everyone's home and investment. Ideally an Association's Board communicates with its members and improves the quality of life in the building, whether through small or large projects.

- 5) What do you hope to accomplish as a board member?

I would like to see the walkway and balcony repair project through completion.

6) How regularly do you attend board meetings?

I attend every meeting.

7) Have you ever served on a Board of Directors before (for an association, non-profit, company)?

Yes. I served as President of the Santa Monica Bar Association from 2018-2019, as well as several other volunteer boards over the years.

## Pascal Tixhon

1) How long have you been a member of the association?

We purchased our unit (#222) in May 2022.

2) If you are currently on the board - how long have you been in this role? Any accomplishments you want to point out?

I was elected to the Board in April 2023 and 2024 I was selected for the office of Vice President.

Since the current Board started, we have been pretty progressive with improving the beautification of our building.

1. **improved garage**

- Installation of mesh on garage fences.
- Implementation of a new camera system to monitor common areas.

2. **Improved Infrastructure:**

- Replaced common area windows to enhance energy efficiency and aesthetics.
- Regular scheduled cleaning of the trash chute every quarter for a cleaner and more hygienic environment.
- installation of the outside gate  
( outside parking )
- Installation of a new garage door mechanism for smoother operation .
- Replacements of individuals shower valves in each units .
- Replacements of cooper valves and cooper pipes in the garage.
- Roofing re-coating.
- Coordinate repair work on third-floor walkways and the five balconies affected by leakage to maintain their structural integrity.

3. **Maintenance Initiatives:**

- Ongoing repairs to address water leaks, ensuring the longevity and safety of the building.

3) What is your background?

I have two degrees in electro-mechanical engineering and over two decades of experience in the construction business.

4) What is your vision for the Association?

My vision for the association, given my extensive two-decade background in the construction business, is centered around continuous improvement and the creation of a peaceful living environment for the community. I aim to leave behind a legacy of positive change by:

2. **Quality of Life:** My vision includes improving the overall quality of life for residents through renovations, upgrades, and maintenance to ensure that they enjoy a comfortable and pleasant living experience.

3. **Sustainability:** I want to also focus on sustainable construction practices, energy-efficient upgrades, and environmentally friendly initiatives to contribute to a greener and more sustainable community.

4. **Community Engagement:** Encouraging resident involvement and fostering a sense of community is vital in my vision. I aim to create a space where neighbors collaborate, share ideas, and collectively work towards improving their shared living space.

5. **Long-Term Legacy:** My goal is to leave a lasting positive impact on the association, making it a place that residents are proud to call home.

5) What do you hope to accomplish as a Board member?

As an active present board member, my dedication to have a great communication between every owners and my commitment to achieving the goal of creating a fantastic place to live.

My ongoing involvement plays a pivotal role in ensuring that the community continues to progress and flourish.

And I really want to have all those beautification project been accomplished .

6) How regularly do you attend board meetings?

Every single one of them.

7) Have you ever served on a Board of Directors before (for an association, non-profit, company)?

No