



Mission Verde Owners' Association, Inc.

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.

PMP Management - Anali Martinez
9655 Granite Ridge Drive, #200
San Diego, CA 92123

November 18, 2024

A Meeting of the Members will be held as follows:

Date: December 18, 2024 (All mailed ballots should be received by us by December 17, 2024)

Time: 6:30 PM

Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/mvowners)

Physical location to attend the zoom meeting: PMP Management, 9655 Granite Ridge Drive, #200, San Diego, CA 92123

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 Mission Verde Owners' Association, Inc. bylaws define a quorum as "50%" of the voting power of the association, or 117 members. This quorum requirement is lowered to 20% (47 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!**

PMP Management - Anali Martinez
9655 Granite Ridge Drive, #200
San Diego, CA 92123

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!)

Mission Verde Owners' Association, Inc.

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

CANDIDATE STATEMENTS
(Additional statements on reverse)

Cheryl Durst

Hi all, my name is Cheryl. I've owned here at Mission Verde since 2008, and have lived here since 2018. I've been on the board for the last year, which has allowed me to learn and understand the workings of the HOA. In the last year, we had 4 new board members introduced, including myself, as well as a new management company. Remaining on the board would allow me to utilize what I have learned to further help our community at Mission Verde. We have a lot of work going forward, as our buildings are around 46 years old, and I would like to be involved in getting the ball rolling on upkeep. Thank you for your time and consideration.

Mary Enderson

I have been an association member since 2010. Prior to my retirement in 2022, I was a certified community association manager overseeing the management of multiple associations consisting of townhomes, condos, single family homes, block condos and mixed commercial use. I believe my background will be an asset to our current board and the running of our community.

I am well versed in negotiations with a variety of contractors & vendors and the requirements necessary to protect assets of the running of associations and their Boards of Directors.

I have made a career out of solving difficult problems, working with homeowners, vendors, Boards of Directors in meeting budgetary demands and deadlines. Walking the delicate balance between being cost effective and serving the customer.

My hope is to work with other board members and the association to itemize the pros and cons of all major initiatives brought forward and explain specific details so that each homeowner is well informed and current on the issues. I would encourage all members to attend meetings, review and reply to correspondence and contact board and management to ensure your voice is heard.

Thank you for your consideration.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Michael Ochs

As a member for the Mission Verde Board for the past year my goals are pretty much the same. Keep the HOA costs down while maintaining a high standard of living at Mission Verde. We need to avoid assessments whenever possible to keep the HOA fees affordable and consistent with other properties in the area.

Samantha Rosenberg

Hello Neighbors,

I would like to officially announce my candidacy for the upcoming Mission Verde HOA Board of Directors election.

A little bit about me:

I have owned and resided in the Mission Verde complex for over 12 years. I am a dedicated wife and dog mom. I am a big sports enthusiast! Baseball and football are my favorite, Go Padres!

In my free time I love spending time with my husband and pups down at Dog Beach or at the local Farmer's Market or craft fair. I Love being outside.

I have gotten to know a-lot of you from being out walking our pups, Bella and Blue. I have had many conversations with my neighbors and we all have a common goal. To clean up the grounds get this wonderful property back in an affordable and financially stable state.

Professionally I am an Operations Manager for a big box home improvement retailer. 27 years with my current employer (I was only 8 when I got hired. lol). I have successfully managed budgets and profit and loss reporting for the last 10 years. I am a great problem solver and have built a reputation on thinking outside the box. I am a quick learner and better yet, I am quick to take action. I have a mindset to always make things better by pre-acting instead of re-acting.

I want to make a difference and I hear my neighbors concerns. I feel I could be a huge asset to the Board of Directors.

So when it comes time to vote, please vote for me!

Samantha Rosenberg
Mission Verde Board of Directors

CANDIDATE STATEMENTS
(Additional statements on reverse)

Kathy Scallon

Dear Homeowners,

I am excited to announce my candidacy for the Board of Directors of our Homeowners Association. As a resident of our community for 8 years and owner for 20 years, I have developed a deep appreciation for the unique qualities that make our neighborhood special. I am committed to enhancing our community's well-being and fostering a welcoming environment for all residents.

My background in Planning and Purchasing has equipped me with skills in problem-solving, communication, project management, and cost saving analysis which I believe are essential for effective governance. I am passionate about ensuring that our community remains a desirable place to live, balancing the needs of homeowners with the association's responsibilities.

If elected, I will prioritize transparency, open communication, and collaboration among residents. I aim to address common concerns, enhance our shared spaces, and uphold the values that define our community. Together, we can ensure our neighborhood thrives for years to come.

Thank you for considering my candidacy. I look forward to the opportunity to serve you.

Sincerely,
Kathy Scallon

Bryan Coreas

No statement was provided by this candidate.

CAROLE THOMPSON

My name is Carole Thompson, and I am seeking your support as a candidate for the Mission Verde Homeowners Association (HOA) board. Our community has faced several challenges, particularly with deferred maintenance, and I believe it is time for like-minded individuals to step up and serve our association with realistic expectations. We must prioritize the needs of the **community** over any **special interests**, ensuring that Mission Verde thrives for years to come. I encourage you to attend our monthly HOA meetings by ZOOM. This will allow you to stay informed.

Qualifications: I have extensive experience serving on various community boards, but I have recently chosen to focus solely on Mission Verde. I have a background in project management and am known for my strong communication and organizational skills—skills that are invaluable when working in a group setting. I bring leadership, delegation, attention to detail, and the ability to follow through on tasks. As a long-time owner and resident of Mission Verde, I understand our community's unique needs and the importance of embracing the diversity of our residents and owners. Post-pandemic, it has been challenging to re-engage the community, but I believe that together we can foster greater involvement.

Goals and Ideas for the Association: My primary goal is to work as a cohesive group with the management team and the board, focusing on keeping our expenses down while addressing our community's deferred maintenance needs. We have made significant progress, particularly with the SB326 balcony inspections, and slope roof repairs. However, we still face several ongoing challenges, including rising costs, the age of our community, transient activity, and an increase in theft and vandalism. From broken windows to damaged irrigation lines, these issues require thoughtful and proactive solutions. With California's frequent droughts, HOAs must comply with **local water conservation ordinances**. We must prepare for the upcoming changes and **rise in utility costs**. HOAs with common landscaping or large parking areas are required to manage **stormwater runoff** in compliance with **California's Stormwater Management Program**. California fire safety regulations, HOA insurance and compliance, these are all things to consider when operating an HOA in California.

I have a deep understanding of HOA limits and liability, and I believe that **strategic planning** is crucial for Mission Verde's future. We need to move from a reactive to a **proactive** approach when addressing maintenance and security issues. My focus is on **long-term planning** to ensure that we stay ahead of costly problems while continuing to maintain the value and livability of our community.

I am committed to putting the needs of our community first. With your support, I believe we can work together to build a safer, stronger, and more financially stable Mission Verde. Thank you for your consideration.