



**Villa Canada Association, Inc.**  
 c/o The HOA Election Guys, Inc  
 27472 Portola Pkwy #205-412  
 Foothill Ranch, CA 92610

The HOA Election Guys  
 27472 Portola Pkwy  
 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 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.*

December 3, 2024

A Meeting of the Members will be held as follows:

Date: January 7, 2025 (All mailed ballots should be received by us by January 6, 2025)  
 Time: 6:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/villacanada](http://www.TheHOAElectionGuys.com/villacanada))

**Physical location to attend the zoom meeting: La Canada Flintridge Country Club**

This Meeting of the Members is being held to vote on the election of FOUR (4) 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 Villa Canada Association, Inc. bylaws define a quorum as "50%" of the voting power of the association, or 26 members. This quorum requirement is lowered to 20% (11 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!**

The HOA Election Guys  
 27472 Portola Pkwy  
 Foothill Ranch, CA 92610

**Villa Canada Association, Inc.**  
 c/o The HOA Election Guys - VillaCanadaFile(51+1)  
 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)**

**Carole Henning**

I have been a member of the Association for 22 years and have served on the Board for the last four years as Secretary. My background in commercial property management continues to be beneficial to the capacity I currently hold. I am grateful that I have been able to give back to the community and desire to continue for another term.

**Bill Huston**

I first moved into a brand-new home in the neighborhood in 1974 with my parents. My father served on our HOA Board several different times during his lifetime. My wife and I have had ownership of the home since 2010. I have always called La Canada my home, even though I have spent a good portion of my adult life, working a career that took me to many different locations.

I have recently retired from a +40-year career in the engineering and construction business, where I served as an executive for large multi-national companies in a variety of leadership positions. 30 years of my career saw me working internationally, mostly in Asia, managing specific country or regional operations.

As a board member I would like to help provide further clarity in our communication, planning and in the cost control responsibilities of our HOA. I believe my addition to the HOA Board would enhance its skill sets and the leadership capabilities of the Board.

I have extensive experience in the management of business operations, planning, contracts, costing, engineering, construction and people. Throughout my career, I have served on several boards and executive committees.

Go Dodgers!

**Sarah Icke**

To the Members of the HOA, it has been an honor to serve on the Board since 2023. I look to continue to serve on the Board and help our association in all matters that I can. Thank you for your consideration. Best,  
Sarah Icke

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

**Shirin Karoon**

I have lived at Villa Canada since 2014 and have served on the Architectural Committee since 2015. I have been a Board member since 2021 serving on the Architectural and Landscape committees. My goal is to make our neighborhood welcoming, well-maintained, safe, and hopefully award-winning beautiful. Needless to say, this is a constant work-in-progress. I am committed to our neighborhood and strive to keep our member's best interest in mind in all of my undertakings so that we may protect the investment in our homes and enjoy our beautiful Villa Canada neighborhood.

Over the past three years I have become more familiar with our community and I am running again so that I may use the experience I have gained to serve our community even better.

I value your participation and am open to any suggestions or feedback you may have. Thank you.

**Bill Koury**

In 2024 our reserves and budget took a hit. My return to the board recently was unexpected but due to a resignation. Before our new budget is to be approved by our board, a request to meet with our management company's accounting department was requested. Depending upon their explanation and education for all our members to understand and feel comfortable, their report card will be withheld. What literally has not helped is the fact that our property manager has never stepped one foot onto our street. Going forward, an aggressive business approach will be necessary to reduce our monthly assessment and return our reserves to acceptable levels. Please feel free to call me or email me. My cell is: (818) 805-7762, and my email is sbkoury@aol.com.

Our fire insurance and roof replacements forced our reserves to take a hit. A review and a complete analysis of our reserves, expenses, and income with the accounting department of our management company, Bevon and Brock (BnB) has been requested. Our contact person at BnB has never been on our street and bills our board just to attend a zoom meeting. Much of the above was discovered upon my return to the board recently due to an unfortunate vacancy. Our approach in 2025 will feature a strong business discipline and prompt payment of completed work which has stalled due to avoidable internal delays which has caused problems for some of our vendors. Two new challengers with solid business experience in the insurance and construction fields have stepped forward and deserve your attention. All association members are encouraged to speak their mind and join a committee when interests match. My aim in 2025 is to reduce our monthly assessment, return our reserves to an acceptable level but it will take a few years accomplish it.