



The Arbors at HVP Homeowners Association

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

JoAnne Young
Lordon Management
300 E. Esplanade Drive, Suite 500
Oxnard, CA 93036

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 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.

November 13, 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/thearbors)

Physical location to attend the zoom meeting: Lordon Management – 300 E. Esplanade Drive, Suite 500, Oxnard, CA 93036

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 The Arbors at HVP Homeowners Association bylaws define a quorum as “25%” of the voting power of the association, or 36 members. This quorum requirement is lowered to 20% (29 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!**

JoAnne Young
Lordon Management
300 E. Esplanade Drive, Suite 500
Oxnard, CA 93036

The Arbors at HVP Homeowners Association

c/o The HOA Election Guys - ArborsHVPFILE
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

Ashley Heagy

Hi Everyone,

I have had the pleasure of living in this community since 2016 and love this little gem to raise a family in. I currently serve on the Board of Directors and love to serve my community and feel I serve with the best interest of all homeowners. I would love the opportunity to keep serving my community.

Thank you,
Ashley

David Navarrete

i would like to re apply as a board member for the new 24-25 year.

Frank Rose-Rodriguez

I have been a homeowner in The Arbors since 2013. I joined the Board of Directors as a volunteer in 2014 and have been a part of the board ever since. My experience comes from working in the multi-family industry as a Community Manager for the past 10 years. I look forward to continue assisting our community by keeping it a wonderful place to call home, staying on top of our vendors to make sure that our dues are being utilized correctly. I attend every meeting, to make sure that I stay on top of all concerns and issues within the community.

Aaron Todd

Current board member and will continue to push for the most effective and cost efficient ways to ensure the community maintains it high standard while trying to minimize additional and extra expenses. Will continue to be an active board member, ensuring that the community needs are met while helping the community we all live in and enjoy.

**The Arbors at HVP Homeowners Association Candidate Statement
for Herbert A. Somers**

With this statement, I respectfully submit my candidacy for a Board Member position for the Arbors at HVP Homeowners Association. I welcome the opportunity to serve my neighbors in this capacity.

I am retired, but prior to retirement, I held the position of Foreign and International Law Librarian at the George Washington School of Law in Washington, D.C. for 22 years. I also served as an adjunct faculty member at the law school where I taught courses in legal research. I hold both a JD and LLM in Law and I was a member of the Maryland Bar. (Presently inactive).

In addition, I have had previous experience serving on a HOA Board prior to my move to Fillmore. At my previous home, I was elected to the Board of the Westport at Mandalay Bay Community Homeowners Association in Oxnard, CA. I am familiar with California HOA law and I have worked closely with this community's management company for several years in that capacity.

I believe that a Homeowner's Board serves its Association best when it enforces rules and allocates community resources equitably and impartially. This should be accomplished in a manner that does not overtly impinge upon each owner's quiet enjoyment of their property within the rules of the Community. The Board should also work toward enhancing the quality of life of the community by maintaining and improving the infrastructure and amenities of the property when necessary in order to meet the evolving needs of the community and avoid the necessity for special assessments due to deferred maintenance. This should be done in such a way as to protect the Association's finances and avoid unnecessary and wasteful expenditures.

Secondly, I am committed to improving the transparency of the Board with the goal of increasing homeowner engagement within our community. To this end, I would propose periodic open member forums outside of Board meetings where homeowners can interact with their representatives and neighbors directly.

Finally, the Association should also liaison with other Homeowner Associations in the area in order to provide a stronger unified voice when addressing developments at the state and local level that adversely affect our respective communities.

Thank you for allowing me to outline my qualifications for this position and I respectfully submit this statement this 19th day of August, 2024.

Sincerely,

Herbert A. Somers

Daphne Washington

Dear Members of the Homeowners Association,

I am thrilled to announce my interest in the position of Board of Directors in our esteemed Homeowners Association. With a deep commitment to community engagement and a diverse range of qualifications, I can significantly impact the management and direction of our association.

I am Dr. Daphne Washington, and I come with a wealth of experience and expertise that will be valuable in ensuring the success and well-being of our community. As a business owner, I have spent years honing my leadership and management skills, navigating complex decision-making processes, and effective communication among diverse stakeholders.

I have a vast of professional experience, which provides me with a comprehensive understanding of organizational dynamics and the ability to navigate challenging situations with tact and diplomacy. I hold a master's degree in mental health counseling, which has equipped me with the necessary skills to understand the needs and concerns of individuals within our community. Furthermore, I have a doctoral degree in administration. I can contribute relevant knowledge and expertise to the decision-making processes of our association.

My credentials, combined with my dedication to community service, make me an ideal candidate for the Board of Directors position. I am passionate about fostering a sense of unity and harmony among our residents. I am committed to working collaboratively with fellow board members to address the challenges and opportunities facing our association.

If elected to the Board of Directors, I will bring a fresh perspective and an unwavering commitment to the betterment of our community. I will strive to promote transparency, accountability, and fairness in all decision-making processes, while also considering the long-term sustainability and growth of our association.

In conclusion, I humbly request your support for my candidacy for the Board of Directors position. With my professional background, educational qualifications, and passion for community service, I am confident in my ability to contribute effectively to the governance and growth of our homeowner's association.

Thank you for considering my nomination.

Sincerely,
Dr. Daphne Washington