



**Smoketree Anaheim 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 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*

Maria Merlo  
c/o Powerstone Property Management  
9060 Irvine Center Drive  
Irvine, CA 92618

December 10, 2024

A Meeting of the Members will be held as follows:

Date: January 15, 2025  
Time: 7:00 PM  
Location: Harvest Landscape – 2119 W. Orangewood Ave, Orange, CA 92868  
All mailed ballots should be received by us by January 14, 2025

This Meeting of the Members is being held to vote on the election of FIVE (5) directors.

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

The Smoketree Anaheim Homeowners Association bylaws define a quorum as “50%” of the voting power of the association, or 109 members. This quorum requirement is lowered to 20% (44 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!**

Maria Merlo  
c/o Powerstone Property Management  
9060 Irvine Center Drive  
Irvine, CA 92618

**Smoketree Anaheim Homeowners Association**

c/o The HOA Election Guys - STAnaheimFILE  
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

### **Rose Alvarado**

Hello, my name is Rose Alvarado. I am currently the Secretary on the Board and have lived in this community for 26 years. I have also been a part of the BBQ and Landscape Committees and the Neighborhood Watch.

I want to thank those who have given me the votes to sit on the Board this last year. We have had a trying year with the change of three property managers within a three month period and I know that it has been difficult for you as homeowners as well.

I would ask that you would consider giving me your vote for another year to continue the work which has been started. We continue to focus on parking issues, landscape, enforcement of CC&Rs, working with our new property manager to be responsive, not only to the Board, but to you, the homeowners.

The current Board has different weaknesses and strengths that have worked well and have all faced this trying year together. Again, I would ask that you would consider giving me your vote. Blessings.

### **Joell Kuykendall**

Hi,

My name is Joell Kuykendall, and I have lived in the Smoke tree association for 23 years and am throwing my name in the hat to join the board of directors again.

I have served on this board in the past and was part of all of the large projects that were completed that have continued to increase our property value. In addition, this past year has been a tough year for Smoke tree with a board change and with 2 property management changes at the same time.

Because of the confusion we have experienced and lack of history and knowledge of the past finances and legal matters required, I felt it was my duty to continue to attend the meetings and give input where necessary or helpful to support to the new board. This was not required but I felt that it was the right thing to do. I have continued to support the board and would like to join it again.

I refuse to throw any past or existing board members under the bus because any negative statements that they may have made in the past without a working knowledge of the actual day to day board responsibilities. Now that a year has passed, I'm sure everyone understands how the word "transparency" is very misleading. As I've stated in previous years, the role of the board is much more than landscaping opinions, but actual legal decisions that continue to impact the health of the community. The board faces a fiduciary responsibility that requires financial knowledge. I have that am willing to help serve.

Please consider voting for me.

Thank you,  
Joell Kuykendall

## CANDIDATE STATEMENTS

### Joyce Manning

Greetings

My name is Joyce Manning. I have resided at Smoketree Anaheim for 29 years. This is my first year serving as treasurer on the board with perfect attendance. It has been a learning experience for me. This month I attended an educational seminar: planning your HOAs future. I feel it takes more than a year, so I am running a second term.

For three years I volunteered in our community BBQ.

I served on the landscape committee this year. We were able to get some trees trimmed, sidewalks replaced, and flowers planted to keep our complex beautiful.

I would like to see more homeowners involved in the community. It would be ideal if they would attend a board meeting and see what it entails.

### Mike Shellman

My name is Mike Shellman. I have served on the Smoketree Anaheim Board for two years now. The first year as a member at large and this year I have been serving as the board President. We have accomplished a little bit but there is still so much to do. I think that most people don't realize the time and energy that the board puts into serving you on a voluntary basis. We have set up the neighborhood watch group, started a community bbq that we hope will become an ongoing tradition, done some work on the community amenities and started to break a little ground on our parking issue, and while we have made some ground, there is so much more to do. Maintaining and improving our property is always a big priority, managing through our change of three different property managers in three months has been a large focus, dealing with the homeless in the area, trying to get a handle on our common areas, developing a multiyear plan for modernizing our pool and tennis/pickleball courts, trying to manage our streets and trees, breaking down big projects into smaller, more manageable parts. And, of course, trying to do all of this while being the best possible stewards of our monthly assessments which is very challenging given the inflation that we are all experiencing across the economy. Above all, we try to listen to the concerns and desires of you, the community. A major project for this next year is to try to manage or eliminate our earthquake insurance. It is something that most associations do not have. Our board took it on some years ago because it was relatively inexpensive. Now, it has grown to be over \$80,000 a year, which costs each unit between \$370-380 a year. That is 1/12 of your current assessments, and the likelihood of being able to collect on that if we were to have a major seismic event in the area is slim in my opinion due to the scope that would be involved. But to address this and other issues we need your help and support. This and other challenges are on the agenda as we strive to move forward. Thank you for your continuing participation and support. Together we will work to make Smoketree Anaheim everything it can be.

Mike

## Jan Rasmussen

My husband and I bought our home in Smoketree when it was new in 1983. I served on the Board of Directors from 1990 through 2000 and again over the last 12 years. Board members are responsible for balancing a multi-million-dollar budget for a non-profit entity so that your home is properly maintained and continues to increase in value. Smoketree is now a 44-year-old mature association which drives our budget and maintenance needs. I believe both my earlier and current experience and history on Smoketree's board continue to support my ability to contribute to sound decision-making for the current needs of the Association. I firmly believe that any HOA board that neglects scheduled maintenance is failing in their fiduciary responsibility.

My interest in wanting to continue to serve on the Board centers on my concern that the budget is realistic with regards to the age of our complex and that we plan for inevitable inflation. Our money must be spent prudently, and proper maintenance of our improvements and amenities must be conducted in a timely manner. During my tenure on the board, I have also been actively involved in keeping our community safe and our home values protected by conducting research and speaking at many Anaheim City Planning Commission meetings as well as Anaheim City Council meetings on behalf of Smoketree. I have been actively involved with Anaheim Code Enforcement and the Anaheim Police Department in efforts that protect our community. I assure that the association always has a current 602 Trespassing Letter on file with the Anaheim PD that allows any individual homeowner to call the Anaheim PD for a response to remove any trespasser on our property.

During my tenure, I have supported the first two phases of asphalt replacement, patio fence replacements, spa renovation, fencing replacement for the pool complex, pool deck restoration, roof replacements, and renovation, repair, and painting of all structural wood surfaces. The latter was one of the Association's largest monetary investments to date, costing well over three-quarters of a million dollars which will significantly extend the useful life of our wood components and avoid even higher replacement costs. I walk monthly with the landscape committee as well as with our property manager to identify areas needing renovation to beautify the complex.

I am committed to revisiting all our current rules and regulations (R&Rs) to make changes where needed to add or remove guidelines and eliminate ambiguity and to adopt the proper processes to assure that homeowners and/or residents are held accountable to those guidelines. To that end, I have written newsletters over the years to keep homeowners informed. I have taken on a passion project to create similar content for our two community bulletin boards. And I have scoured our website to assure every Smoketree document is current and accessible to all homeowners on demand.

Monthly, I review every ledger entry in our financial statements and monitor spending in each budgeted account. I assure our reserve accounts are well-managed by researching no-risk investment vehicles to increase our savings. During 2024, I spearheaded over \$40,000 worth of monetary growth for our reserves. In addition, I review each itemized account the initial proposed budget for the next fiscal year in advance of the budget meetings and suggest spending reductions with supporting narrative. I provide each board member with these projections and research which serve as a springboard for finalizing the new year budget which saves valuable meeting time.

I continually remind homeowners that board transparency only comes with homeowners attending board meetings, going to our website, and reading minutes, budgets, reserve studies, financial statements and even bulletin boards. The most accurate information on board actions comes from **first-hand information**, not from what a neighbor might pass on. Misinformation can be easily generated around the complex with no basis. **Come to a meeting and ask any question you have so the entire board can respond uniformly.** I believe that anyone wanting to run for the board should be attending meetings and researching **before** submitting their name to the election ballot so that they are educated before stepping into a critical voting position regarding your investment as I did before sitting on the board decades before. I have been honored to have a seat on the Smoketree board of directors and vow to uphold my responsibilities for financial management, rules enforcement and maintenance and repairs needed to ensure your investment in your home continues to thrive.