



Captain's Hill 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. 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.

Cecilia de Heras
c/o Seabreeze Management
1211 Puerta Del Sol, Suite 120
San Clemente, CA 92673

October 18, 2024

A Meeting of the Members will be held as follows:

Date: November 19, 2024 (All mailed ballots should be received by us by November 18, 2024)

Time: 6:00 PM

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

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 THREE (3) 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 Captain's Hill Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 60 members. This quorum requirement is lowered to 20% (24 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!**

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c/o Seabreeze Management
1211 Puerta Del Sol, Suite 120
San Clemente, CA 92673

Captain's Hill Homeowners Association

c/o The HOA Election Guys - CaptainsHillFILE
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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!)

Captain's Hill Homeowner's Association
Candidacy Statement

NAME: **Mark Eggen**

PROPERTY ADDRESS:

32452 Fathom Court San Juan Capistrano

QUALIFICATIONS:

Business owner, Custom Home Builder and General Contractor for over 30 years, applying project management with a common-sense approach. Served on the Board of Directors for Connemara by the Sea HOA in San Juan Capistrano. I also served the Captain's Hill board as an ad hoc member to resolve construction projects by identifying deficiencies in procedures and proposing changes to expedite future projects. Currently serving as the Captain's Hill Board President.

COMMENTS:

Interests include maintain and improving the aging infrastructure, storm drains, Streets, landscaping, irrigation and replacing trees that have been removed, while maintaining a SENSIBLE budget. I would like to encourage homeowners to become friends and neighbors working together to make Captain's Hill a better place to live.

GENERAL BACKGROUND:

We moved to Captains Hill several years ago after raising our three sons. We have lived and worked in the area for the last thirty plus years. My wife Janzel is the owner of an Interior Design company. We enjoy travel, boating, fishing, surfing, and spoiling our grandson. On most evenings I can be seen taking a walk through the neighborhood with Miss Tala and Miss Tess our Black Newfoundland dogs.

Captain's Hill is our home, community, and neighborhood. We are proud to live here. I am asking for your continued support and your vote.

Thank you for your consideration,

SUBMITTED BY: **Mark Eggen**

AJ JACOBSON

Candidate Statement: I was born and raised in Oregon, moved to southern California, Marina del Rey, in 1983. In 2002, moved from my Newport Beach home on the Back Bay to San Juan Capistrano as a homeowner in Marbella. Purchased in Captain's Hill in 2011.

I have 2 successful adult children and a small black and white dog...maybe you've seen me walking her. I love our "village" of San Juan Capistrano, and especially Captain's Hill.

I would be honored to serve a second term representing our Captain's Hill Homeowners as your representative on the Captain's Hill Board of Directors.

MANTRA: "You Speak, I listen....resulting in creation of action plans"

– Goal is to continue/complete our projects on which our Board has been working”

Education: Finance and Business

Career: 30+ years of Residential Mortgage Lending; Financial analysis, business & problem solving, residential fix & flip experiences, management, team member, diligently work to listen, and my most important accomplishment, mom of two successful amazing millennials.

Past experience: Chairman on several non-profit boards, Jr. League, Cancer Society.

I look forward to the opportunity to continue serving you on our Captain's Hill HOA Board of Directors.. \

Thank you for your consideration, AJ :)



Timothy Plante
25532 Spinnaker Drive
San Juan Capistrano, Ca 92675

- Education - UCLA. B.A., Psychology with Business Specialization, 1999
- Captain's Hill Board member from 2016-2019
- Painting Project manager in 2013
- Secured the domain & built the HOA website
- Landscape chair x 2, Tree committee chair X2

Notables/Issues to Resolve

1. **Tree preservation plan.** Besides our homes, the trees are the second greatest asset we have here. We are down over 150 trees and we must have a plan to preserve/maintain/plant trees as the current ones won't live forever. Our homes are built on expansive soil and the trees provide stability as the ground changes, but they also attract wildlife, make the hill a beautiful place to live, keep our homes cool, and muffle the sound from the streets and freeway.
2. **Rodenticide.** The current Board's use of rodenticide has damaged our wildlife and ecosystem, which, along with liability, far exceeds any benefit. The state is about to ban Warfarin use in California (see AB2552). We have alternatives that are humane and effective.
3. **Paving.** The first round of paving is still excessively wavy yet the board approved to go ahead with round two without addressing problems from round one. These are long term reserve items that we will have for many years to come. This is funded by your assessment contributions (HOA dues) and should be respected accordingly.
4. **Deferred maintenance.** We have excessive water overflow from our adjacent neighbor on Paseo De La Paz. It has been a problem for over a year and it still has not been addressed, which is a liability. Our curbs/gutters need pressure washing and have not been maintained, and our landscapers need clear direction for a rotation schedule to trim, blow etc.
5. **Painting.** The Spanish style must remain neutral in color. Anything other will depreciate property values.
6. **Parking.** The community must be reminded of the Rules and Regulations and CCRs. There are far more cars on the streets than in years past and the community should decide whether to revise the CCRs or enforce them. Community vote can be an option.

**** I am running with William (Bill) Rivera please vote accordingly as there are THREE allowed votes per household****

Contact me at: captainshillhoa@gmail.com

William Rivera
32412 Lookout Court
San Juan Capistrano, CA 92657

- Captain's Hill Resident since November 2018. My wife Cynthia and I have resided in OC since 1989
- President/Owner of Printing and Direct Mail business for 29 years – 3 locations in Los Angeles and Irvine
- Founder/Chairman of Children's Hospital of Orange County (CHOC) Ride 2000 – 2008. Annual Fundraising Motorcycle Event
- Chairman/Organizer of PIA's City of Hope (COH) Santa Ride. Toy Run for the children at COH (Duarte)
- Education – CSULA 1970-1974 Business Administration and Police Science

NEIGHBORHOOD BEAUTIFICATION CONCERNS/ISSUES

LANDSCAPING –

- E-Bikes and Pedal Bikes should be restricted from riding on lawns in common areas including walkways.
- Lawn Sprinklers need to be maintained and adjusted periodically. Lawns should also be mowed every 7 to 10 days.
- Circles/Islands in Cul-De-Sac need attention. Plants die but never replaced with new plants.
- Increase general maintenance of leaf blowing and lawn mowing to Weekly.

WALKWAYS AND DRIVEWAYS –

- Need pressure washing to remove Moss, Algae and 10 year old concrete stains.
- Remove all trash bins and household miscellaneous items from driveway and personal walkways visible from street.

PARKING –

- Garage – tips on designing and organizing your garage to Free up space for 2 cars.
- Send out via Masthead Newsletter, Emails, etc friendly reminders of our CC&Rs that we all agreed to at time of purchase.

PAINTING –

To be consistent with Spanish Style neutral colors.

Other concerns that are presently being addressed are Rodenticide, Tree Preservation and Pool maintenance.

In Summary, Neighborhood Beautification improves quality of life, promotes a sense of community pride and most important, keeps your property values up.