



Mira Vista 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. 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.

PMP Management - Gary Pyle
445 S. Figueroa, Suite 2310
Los Angeles, CA, 90071

December 13, 2024

A Meeting of the Members will be held as follows:

Date: January 22, 2025 (All mailed ballots should be received by us by January 21, 2025)

Time: 5:30 PM

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

Physical location to attend the zoom meeting: PMP Management – 445 S. Figueroa, Suite 2310, Los Angeles, CA 90071

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 Mira Vista Homeowners Association bylaws define a quorum as “51%” of the voting power of the association, or 72 members. This quorum requirement is lowered to 20% (28 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 - Gary Pyle
445 S. Figueroa, Suite 2310
Los Angeles, CA, 90071

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!)

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

CANDIDATE STATEMENTS
(Additional statements on reverse)

Mark Buescher

I have been a board member for several times, all I want to do is continue making our common area looking great again and get along with all of neighbors that live here

Michelle Colyn

I want to make our community better WITHOUT raising HOA dues. I also want to ensure we have better communication.

Marta C Nunez

I have lived in Mira Vista condos for over 30 years and yet I have not put my name up for election to the board until now.

Last year I realized for me, the need for the Mira Vista board to be more transparent with their decisions and letting the owners know what is happening in the Mira Vista HOA community.

I would like to work with other Mira Vista board members and PMP Mangement to help continue to make Mira Vista a great place to live.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Patricia Villanueva

Dear Neighbors,

My name is Patricia (Patti) Villanueva, and I would be honored to serve on our Homeowners Association Board. As a grandmother of two young children under age five, I am deeply invested in making Mira Vista a safe, welcoming, and well-maintained place for everyone. The environment that my grandchildren grow up in matters greatly to me, and I want to do my part to help Mira Vista remain a thriving community.

With my background as a Real Estate Advisor and over 25 years in leadership roles within large organizations, I bring the skills needed to help maintain property values, keep communication open, and ensure everyone feels welcome to ask questions and share ideas.

If elected, I will do my best to listen to your concerns, support our shared goals, and work together to make our community the best it can be. Thank you for considering me to represent you—I look forward to the chance to be of service!

Estimados Vecinos,

Mi nombre es Patricia (Patti) Villanueva, y sería un honor servir en la Junta de nuestra Asociación de Propietarios. Como abuela de dos niños pequeños menores de cinco años, estoy muy comprometida en hacer de Mira Vista un lugar seguro, acogedor y bien cuidado para todos. Me importa mucho el ambiente en el que crecen mis nietos, y quiero hacer mi parte para que Mira Vista siga siendo una comunidad próspera.

Con mi experiencia como Agente de Bienes y Raíces y más de 25 años en roles de liderazgo en grandes organizaciones, tengo las habilidades necesarias para ayudar a mantener el valor de nuestras propiedades, asegurar una buena comunicación y hacer que todos se sientan bienvenidos para hacer preguntas y compartir ideas.

Si soy elegida, haré mi mejor esfuerzo para escuchar sus inquietudes, apoyar nuestros objetivos comunes y trabajar juntos para que nuestra comunidad sea lo mejor que puede ser. Gracias por considerarme para representarlos; ¡espero con entusiasmo la oportunidad de servirles!

No statement was provided by this candidate.

Alvaro E Carazo

Billie Cook

Bryan Levario

Arthur Woodruff