



**Rancho Monterey Community 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.*

Erica Healey  
Platinum Management Group  
65 Enterprise, Suite 350A  
Aliso Viejo, CA 92656

October 18, 2024

A Meeting of the Members will be held as follows:

Date: November 21, 2024 (All mailed ballots should be received by us by November 20, 2024)  
 Time: 7:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/ranchomonterey](http://www.TheHOAElectionGuys.com/ranchomonterey))

**Physical location to attend the zoom meeting: Platinum Management Group – 65 Enterprise, Suite 350A, Aliso Viejo, CA 92656**

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 Rancho Monterey Community Association bylaws define a quorum as “a majority” of the voting power of the association, or 67 members. This quorum requirement is lowered to 20% (27 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!**

Erica Healey  
Platinum Management Group  
65 Enterprise, Suite 350A  
Aliso Viejo, CA 92656

**Rancho Monterey Community Association**  
c/o The HOA Election Guys - RanchoMontereyFILE  
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)**

**Russ Armstrong**

My name is Russ Armstrong and I purchased a home within Rancho Monterey in 2015. I plan to maintain this for the foreseeable future.

I would like to begin serving the community by participating on the homeowner's board as a voting member. I currently reside in Irvine where I have been the President of the HollyGrove HOA board for the last 4 years. Since I became a voting member of the board 6 years ago, we have raised the HOA dues only one time for less than 5%. I pride myself on maintaining the property so that the community is attractive and well maintained; the home values remain high; and the dues stay as low as possible without negatively impacting the reserves.

During college I worked 2 years during school doing construction and I feel that my experience doing numbers as well as my experience in construction qualifies to help me understand the technical and physical side of property management from a board perspective. I also have participated in many HOA workshops sponsored by Powerstone Property Management. Please vote to add me to the board and to represent the homeowners in a fiscally responsible way.

**Kathleen Newberry**

My name is Kathie Newberry

I have been a resident of Rancho Monterey for 14 years and have served on the Board for the past 5 years. I am a Senior Project Manager with over 25 years experience in the Health care industry implementing capital projects in hospitals.

Over the past 5 years during my tenure on the Board we have completed several large capital projects; a complete remodel of our community pool, a painting and wood replacement project for the entire community, mail box replacement, paver replacements at both entrances to list a few. We have ongoing projects in process and are currently working on the planning stage for a roof and fence replacement project. My goals have been to maintain our property values and strive to keep our monthly dues down.

It has been a pleasure to serve the residents of Rancho Monterey

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

**Joanne Powers**

I have lived in Rancho Monterey for the past 5 years and I take great pride in my home and in our community. Being retired I have time available that I would like to use in service of the community as a board member. I have served on the board of many non-profits over my lifetime which has provided me with a great deal of applicable experience. I am highly organized, easy to reach, and enjoy being of assistance. Whenever problems or needs arise, I like to see that they are taken care of quickly and efficiently, with an open line of communication, and I will do everything in my power to see that happens within our community.



***A Note from The Inspector of Elections:***

*After the nomination period closed, we received nominations from the members below. As these nominations came in after the nomination period had closed, we are not able to print their names on the ballot. You can vote for these members by writing their names on the ballot, and casting vote(s) as you would for any of the other candidates. Please note that these members, or any other write-in candidates, would need to be nominated from the floor of the meeting to be elected to the board.*

**William DeLanoy**

Current board member.

I am a business owner and construction manager.

**Vincent Scardina**

My name is Vincent Scardina and I have lived in Rancho Monterey as a home owner for the last 2 years and I have been on the board for almost a year now. My background is a unique blend of construction and handyman services, but more recently I have pivoted in my career into the software development space and currently work for SoFi. SFi is an online financial platform; you may recognize the name as it is on the Los Angeles sports stadium.

I bring both technical and leadership skills to the table. My vision is a strong community that is connected with residents feeling like they have a voice and are having their requests and needs met when possible and at a minimum acknowledged.

I regularly attend board meetings as a board member.

I have not served on another board in the past.

-Vincent Scardina