



**Northwood Park Homes  
Homeowners Association**  
c/o The HOA Election Guys, Inc  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

Ruth Gallarzo  
Lordon Management  
1275 Center Court  
Covina, CA 91724

**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 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.*

November 1, 2024

A Meeting of the Members will be held as follows:

Date: December 5, 2024 (All mailed ballots should be received by us by December 4, 2024)  
Time: 6:00 PM  
Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/northwoodpark](http://www.TheHOAElectionGuys.com/northwoodpark))

**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 TWO (2) 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 Northwood Park Homes Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 108 members. This quorum requirement is lowered to 20% (43 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!**

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**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

### Orlando Ayala

Even after being one of the directors of our association here these past six years, I have seen almost no improvements in the mis-handling of the money we give to the association, or in the negligent upkeep of our association property, or in the abuse of owners' rights as members of this association. As I write this, legally-required financial disclosures and official records of Directors' decisions are missing, many-months overdue; exposed tennis court electrical wiring and a malfunctioning gate remain unrepaired; patches of dirt and weeds overflow association landscaping; required informed and easy-access to decision-making meetings is withheld from all of us; and even this, our election process, has been disregarded, mishandled, and delayed more and more. All of this through the irresponsible service of the management company we use, and other directors who will not cooperate to end this persistent misconduct. If you care about the well-being of our neighborhood and the 164,000 dollars we all contribute to it each year, you should try to become a director here, or support others who care. Don't fear director "requirements". Integrity and interest in upholding standards is all that's needed.

### Stacey Cohn

I would like to continue My service to My HOA by staying on the board. I am committed to helping this community remain beautiful and an enjoyable place to reside. It has been My pleasure to serve on this board since 2019. ~~My~~ If re-elected I will continue to be fair and reasonable in my representation of the interests of the HOA and you its members.