



**Pier Pointe Homeowners Association**

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

Esteban Rodriguez  
Huntington West Properties, Inc  
13812 Goldenwest Street Ste 100 PO BOX 1098  
Westminster, CA 92684

**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. Special instructions regarding cumulative voting on the reverse of this letter
5. 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.*

December 23, 2024

A Meeting of the Members will be held as follows:

Date: January 27, 2025 (All mailed ballots should be received by us by January 26, 2025)  
 Time: 6:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/pierpointe](http://www.TheHOAElectionGuys.com/pierpointe))

**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 Pier Pointe Homeowners Association bylaws define a quorum as “33%” of the voting power of the association, or 53 members. This quorum requirement is lowered to 20% (32 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)

**-Cumulative voting instruction on reverse-**

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!**

Esteban Rodriguez  
Huntington West Properties, Inc  
13812 Goldenwest Street Ste 100 PO BOX 1098  
Westminster, CA 92684

**Pier Pointe Homeowners Association**

c/o The HOA Election Guys - PierPointe\_FILE  
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!)

**Cumulative voting is permitted.** You may allocate your (3) votes for one candidate, or you may divide them amongst the identified candidates. Please use the actual number you wish the candidate(s) to have. Do not use X's or check marks. You may not cast more than (3) total votes. Any ballot with more than (3) votes will not be counted.

**SAMPLE OF CORRECT WAY TO FILL IN BALLOT**

The announced candidates are:

___ Anthony	<u>  1  </u> Anthony	___ Anthony
<u>  3  </u> Michelle	___ Michelle	___ Michelle
___ Jack	<u>  1  </u> Jack	<u>  2  </u> Jack
___ Howard	___ Howard	___ Howard
___ Ellen	<u>  1  </u> Ellen	<u>  1  </u> Ellen

**All Are Correct**

<del>___ Anthony</del>	
<del><u>  X  </u> Michelle</del>	
<del><u>  X  </u> Jack</del>	Ballot Will Be Disqualified
<del>___ Howard</del>	
<del><u>  X  </u> Ellen</del>	

## CANDIDATE STATEMENTS

Steve Glazer

I am a current board member and have been a homeowner at Pier Pointe since 2015. During my time on the board we have done our best to protect association funds, quickly handle maintenance and repairs, perform upgrades as needed, and support and represent homeowner interests. The long term health and well-being of our community will continue to be my main concern.

I am an accountant by profession and bring that training and experience to the board. We have done our best to maximize interest income the past few years, but also manage rapidly rising costs due to inflation. This leads to difficult decisions regarding spending and assessment rates charged to homeowners. I will continue to negotiate the best rates with our vendors, and continue to build our reserves. We will need adequate funds in the future for roof replacement, fresh paint on our buildings, deck replacement, etc. Ensuring we have sufficient funds in reserve is also essential to maintain our property values.

Pier Pointe has 160 homeowners and it is impossible for everyone to agree with every decision made by the board, but I will do my best to make common sense decisions that comply with Pier Pointe's Rules and Regulations, By Laws and CC&R's. If reelected, I will act honestly and in the best interest of all homeowners and our community. I hope you will give me your support and your vote. Thank you.

## CANDIDATE STATEMENT FOR ERIC MACKLIN

I HAVE BEEN A RESIDENT OF PIER POINTE SINCE 1986 AND A BOARD MEMBER SINCE 1987. I LEFT THE BOARD FOR A BRIEF PERIOD A FEW YEARS AGO. PRIOR TO 2020, I SERVED PRIMARILY AS PRESIDENT OF THE BOARD. I REJOINED THE BOARD IN 2021 AND AM NOW SEEKING RE-ELECTION.

BASED ON MY PREVIOUS BOARD EXPERIENCE, I HAVE BEEN ABLE TO ADVISE BOARD MEMBERS ON CHALLENGING ISSUES FACING OUR COMMUNITY. I HAVE BEEN INVOLVED IN MANY OF THESE ISSUES IN THE PAST AND HOPEFULLY MY KNOWLEDGE HAS RESULTED IN THE MOST EFFICIENT USE OF OUR RESOURCES.

THERE ARE CHALLENGES REGARDING MAINTENANCE EXPENSES FOR A COMMUNITY THAT IS OVER 40 YEARS OLD. THAT IS WHY WE SOMETIMES HAVE TO RAISE OUR MONTHLY DUES TO PAY FOR NECESSARY REPAIRS AND INCREASE OUR PROPERTY VALUES. IN ADDITION, THE COST OF INSURANCE ( EARTHQUAKE, FIRE AND LIABILITY) HAS SKYROCKETED THE PAST COUPLE OF YEARS.

THE PAST YEAR I HAD AN ACTIVE ROLE REGARDING THE SLURRY SEAL PROJECT OF OUR STREETS. I ALSO ASSISTED OUR BOARD PRESIDENT IN DEVELOPING THE ANNUAL BUDGET. I HAVE ALSO DONE MY BEST TO RESPOND TO CONCERNS PRESENTED TO ME PERSONALLY BY HOMEOWNERS IN OUR COMMUNITY.

WITH YOUR SUPPORT, I HOPE TO SERVE ANOTHER TERM AS A MEMBER OF YOUR BOARD OF DIRECTORS.

## Pier Pointe Board Application

Rick Streitfeld, Incumbent

I have served on the HOA board on and off since 1987. I own an upstairs unit, Oceanport Unit #8, and a downstairs #2 Unit on Shoreline. With this in mind, I am more than qualified to give equal representation of both the upstairs units and the downstairs units. I've worked with issues regarding noise, quiet hours, neighbor disputes and many other situations over the years, in which I have no bias between the upstairs 2 bedroom units and downstairs 1 bedroom units. There's always a solution that will work best possible for everyone.

Our community is going on 45 years old now, and it's become much more complex trying to juggle finances for all that needs to be maintained, not to mention the unexpected emergencies that do arise more often now than ever. With all of the various boards I've served on here at Pier Pointe over the years, I try to bring compassion and full consideration to all the people involved in the difficult situations that come up while keeping it fair and equal for the entire community.

One of the more important issues to me, is the health and care of the beautiful mature trees and landscaping in our complex. This is an ever-changing work in progress. We have a mix of old and new and it makes it even more difficult to keep a perfect look, but we do keep a close eye on priorities that need attention for both safety and aesthetics. Constructive input from homeowners help us locate and areas in need of improvement, is always appreciated.

All in all, the complex is looking better all the time as we upgrade various areas with new shrubs and new types of trees. With the current board's focus on improvements, maintenance and fiscal responsibility, we have attracted many new homeowners who recognized that some really good things are happening here in Pier Pointe, and they want to be part of it. I'd like to continue to share my insights and knowledge to make better suggestions through my experience here during my 38 years in our community.