



**Temecula Creek Village Condominium
Owners Association**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Ross Paulino
Powerstone Property Management
9060 Irvine Center Drive
Irvine, CA 92618

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.

September 19, 2024

A Meeting of the Members will be held as follows:

Date: October 21, 2024 (All mailed ballots should be received by us by October 20, 2024)
Time: 6:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/temeculacreek)

Physical location to attend the zoom meeting: Powerstone Property Management, 27450 Ynez Road, Temecula, CA 92591

This Meeting of the Members is being held to vote on the election of FIVE (5) directors.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Temecula Creek Village Condominium Owners Association bylaws define a quorum as “25%” of the voting power of the association, or 57 members. This quorum requirement is lowered to 20% (46 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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Owners Association**
c/o The HOA Election Guys - TemeculaCreekVillageFILE
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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

Joe Chambliss

1) How long have you been a member of the association?

I am an original owner and have been a member since 2005

2) If you are currently on the board - how long have you been in this role? Any accomplishments you want to point out?

n/a

3) What is your background?

I have been a licensed contractor in the state of California since 2007. I own and operate a general contracting business and a construction management business.

4) What is your vision for the Association?

Provide a clean and safe environment to raise a family.

5) What do you hope to accomplish as a board member?

Increase transparency and fiscal conservatism.

6) How regularly do you attend board meetings?

I have yet to attend a board meeting.

7) Have you ever served on a Board of Directors before (for an association, non-profit, company)?

No.

Jerry Moody

Current Board Member