



**The Ridge in Mission Viejo Owners 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 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.*

Tritz- Morgan Bomboy  
1525 East 17th Street, Suite A  
Santa Ana, CA 92705

October 11, 2024

A Meeting of the Members will be held as follows:

Date: November 14, 2024 (All mailed ballots should be received by us by November 13, 2024)  
 Time: 6:30 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/ridgemv](http://www.TheHOAElectionGuys.com/ridgemv))

**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 Ridge in Mission Viejo Owners Association bylaws define a quorum as “25%” of the voting power of the association, or 36 members. This quorum requirement is lowered to 15% (22 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!**

Tritz- Morgan Bomboy  
1525 East 17th Street, Suite A  
Santa Ana, CA 92705

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c/o The HOA Election Guys - RidgeMV\_FILE  
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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

### **Victor Pinedo**

Hello members of The Ridge in Mission Viejo. My name is Victor and I have been on the Board of Directors in the past. I would like to offer my time again to support the community and ensure that fair and transparent governance is provided to every resident in our community. In the past when I joined the HOA we only had 3 directors and during my time we moved to have 5. I believe having a more diverse group of voices is a valuable resource in determining actions that affect every resident. I hope everyone has continued to enjoy living at The Ridge and I appreciate your support.

### **James Wadsley**

My name is James Wadsley, I am once again running for the HOA board of directors. I have previously and am currently serving on the board and ask for your vote once again so that I may continue to help serve and support this community that I call home.

### **Joseph W. Ziller (2 Quinn Way)**

I am running to continue serving on The Ridge in Mission Viejo HOA Board. As an original owner (2013), resident and previous board member. I have regularly attended board meeting since moving into The Ridge. I have seen our community grow and prosper over the past eleven years. I also understand the needs of our community and the commitment required of a board member to make The Ridge the best community in which to live. As a board member I will ensure the board has the concerns and interests of the entire community in mind rather than self-serving interests.

My background is in research and education at the University of California, Irvine (38 years). I have experience working with administrators, faculty, graduate and undergraduate students. I have a flexible work schedule that allows me to be present in the community when a board representative is needed. I currently accompany our property manager on monthly community walks.

This is our community; together we can keep it prosperous and grow.

### **Omar Arif**

*No statement was provided by this candidate.*