



Del Mar Villas Community Association

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

PMP - Anali Martinez
9655 Granite Ridge Drive, #200
San Diego, CA 92123

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.

December 16, 2024

A Meeting of the Members will be held as follows:

Date: January 23, 2025 (All mailed ballots should be received by us by January 22, 2025)
 Time: 6:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/delmarvillas)

Physical location to attend the zoom meeting: The Clubhouse – 13013 Portofino Circle, Del Mar, CA 92014

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 Del Mar Villas Community Association bylaws define a quorum as “51%” of the voting power of the association, or 58 members. This quorum requirement is lowered to 20% (23 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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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

Rose Galer

I've lived in Del Mar Villas for 9 years, previously served as Board Secretary and most recently as Board Director from 2023-2024. I joined the board in 2023 to assist with the electrical panel project. My goal is to help the HOA get through the next phase of the project, with construction starting in 2025.

Tom Kees

I'm Tom Kees, a DMV resident since 2011 and Treasurer 10 of the last 12 years. Maintaining a solid financial footing for our community is very important to me, especially given our current insurance situation and the electrical panels project, in both of which I have been heavily involved. I wish to continue this work until I term-out at the end of 2026.