



**Brookside Village Homeowners' 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. 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.*

PMP Urban Management - Erica Wood  
445 S. Figueroa St, Suite 2310  
Los Angeles, CA 90071

January 14, 2025

A Meeting of the Members will be held as follows:

Date: February 18, 2025 (All mailed ballots should be received by us by February 17, 2025)  
 Time: 7:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/brookside](http://www.TheHOAElectionGuys.com/brookside))

**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 FIVE (5) 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 Brookside Village Homeowners' Association bylaws define a quorum as "51%" of the voting power of the association, or 197 members. This quorum requirement is lowered to 20% (77 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!**

PMP Urban Management - Erica Wood  
445 S. Figueroa St, Suite 2310  
Los Angeles, CA 90071

**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!)

**Brookside Village Homeowners' Association**  
c/o The HOA Election Guys - BrooksideVillageFILE  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

## CANDIDATE STATEMENTS

### **Jeremy Kalina**

My #1 goal is to STOP the increasing of HOA fees! Over the last 3 years the US inflation rate has been 4-8% per year but yet our HOA fees have grown 10%+ annually. This trend needs to be stopped and reversed! There are monopolies on plumbing and other services that need to be competed to lower our HOA fees.

### **Luke LaBorde**

Hello, I hope this finds you well!

I'm interested in helping our Brookside Village community (and finally have time to do it properly)!

I've been a member of our association for over 25 years.

I have never served on the BV board but regularly attend board meetings and have spoke up on issues including: Competitive bids being required, keeping mailboxes where they are (and out of the driveways), rehabilitating both tennis courts and how it's unacceptable for a board member to also be a employee of the association

My background is in Engineering, Property Development & Management. I work closely with several south bay cities and am fluent in building codes & practices for: plumbing, electrical, roofing, masonry and fire control. Volunteer with the RB Community Emergency Response Team (CERT)

My vision for Brookside Village is to proactively introduce safe and pragmatic solutions to solve challenges our long standing community is facing.

As a board member I pledge to work to improve feedback to and from our membership - to both strengthen your voice and increase our communities value. Please let me know your thoughts at:  
brookside.village.care@gmail.com

### **Meghan Weeks**

*No statement was provided by this candidate.*

## Intent to Run for Election - Jonathan (Jon) Eubanks

### Qualifications:

Brookside Village HOA President and Architectural Review –Mar 2023 - Present  
Brookside Village HOA Director and Architectural Review – Feb 2022  
Brookside Village HOA Vice-President, President, and Architectural Review – 2015 – Feb 2022  
Project Business Management, Northrop Grumman Corporation – Present  
BS Management, Pepperdine University  
UCLA Executive Program – Material Management  
Owner, Brookside Village HOA – 1997 – present

I am seeking re-election to the Brookside Village HOA Board of Directors to continue serving the owners and residents of our community. Our HOA faces continuing challenges which will affect cost, our quality of life and property values. My objective has been to move us forward and protect the interests of all the owners of the association, as well as our employees.

The priorities we face now, and in the future, require well informed Board Members who are willing to collaborate and work toward the best interests of **all** owners.

### What I stand for:

1. Decisions which enhance the financial interests for all owners and preserve and enhance our property values.
2. Decisions based on policy that benefits **all** owners, not any one individual's agenda.
3. Creation of Board policies which all stakeholders (HOA, Board Members, Owners and Employees) can fairly and equitably follow.
4. Ensuring HOA policies which create a harassment free workplace for our employees and contractors, as well as a community free from owner-to-owner harassment.
5. I respect the right of each owner to have quiet enjoyment of their property without intrusive policies and the right to privacy, while maintaining the common areas of our association for all to enjoy and benefit.

### Accomplishments:

1. Architectural Review which ensures all owners can reasonably improve their properties under the regulations and guidelines of the association and the completion of 30 reviews in calendar year 2024 to-date, with additional reviews pending.
2. Worked with City of Redondo Beach to ensure and guide owners, and the association, to improve/rehabilitate properties to changing codes and regulations, as well as City and County enforcement. Initiated collaboration with Redondo Beach Police Department to address crime and safety.
3. Mandatory deck, balcony and stairway inspections. SB326 Mandatory rehabilitation projects started, infrastructure and building repairs, incremental water and sewer plumbing replacement, laundry room Renovations, garage ceiling repairs and general repairs/improvements throughout the property.

We, as an association of owners, have financial challenges due to increased insurance, utility costs, contractor costs (labor and materials), balcony repairs, City of Redondo Beach and LA County requirements and enforcement, as well as required unit/common area repairs and mitigations. It requires a process of priority and decision-making, to move forward. With areas of improvement, not only to the property, but how we execute on our business obligations, I will continue to use my expertise for the benefit of all the owners of the association as a member of your Board of Directors. **I respectfully ask for your vote.**

# Michael Sukey

Brookside Village homeowner since 2004 -  
PreserveBSV@gmail.com

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January 2025

Dear BSV Homeowners:

Brookside assessments have risen again, an average of 15% for 2025 with a 10% increase last year! Community aging will always remain a challenge but spending on non-infrastructure (non-reserve) projects continues to be excessive, and the Budget is inflated because of it. I did **NOT** vote for these budget increases! I did **NOT** vote for these increases because Management, nor the Board, has done anything to scale back excessive spending to mitigate assessment increases. For example, overspending hasn't been curtailed through a competitive pricing process; the same vendors keep getting the contracts. Inflated and wasteful spending hasn't stopped, there is overspending on landscaping and overpaid on-site staff.

Here's the issue: the same Board member(s) that hold up change keep getting elected. These Board member(s) haven't taken my warnings of depleted Reserves and overspending seriously in order to take fiscal responsibility! Result = 10% increased assessments in 2024 and 15% in 2025. The Community needs more help on the Board with new members that understand their role is to serve the greater good of the *whole* community and who get the picture of runaway economies. We need more Directors that prioritize Reserve Fund spending and make Residents feel like they come "first" again. My one vote doesn't get it done. BSV needs new directors that are passionate about their homeownership and knowledgeable of real estate value.

As a re-elected Board member, I will continue the battle of reducing wasteful spending and enforcing the industry's best practices that ensure fair and equal application of Association policy to *every* homeowner. I will continue to push for painting of the buildings, redesigning the old 50-year-old fountains, and restatement of the CC&Rs. I will continue to scrutinize monthly expenditures and reserve fund spending to find other areas that create efficiency and value in our assessment dollar. I will continue to push for Board transparency to bring the community back together.

For those new HOA members out there; I am a certified Professional of Community Association Management (PCAM) and an Association Management Specialist (AMS) with the national property industry standards organization, Community Association Institute (CAIonline.org). I also hold a CA DRE Sales License and a Certified Public Accountant's license for more than thirty years.

Please consider running for the Board next year and by all means, please Vote now! If you may have misplaced your election ballot and need another copy and mailing envelopes, please contact The HOA Election Guys at 888-380-3332 who would be happy to mail out duplicate ballots. If you have any questions concerning the Association, please contact me at PreserveBSV@gmail.com.

***Happy Holidays!***

*Michael Sukey*