



**Edgewater at Live-Oak 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. One double-sided 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.*

Debra Guzman  
Lordon Management  
1275 Center Court  
Covina, CA 91724

November 4, 2024

A Meeting of the Members will be held as follows:

Date: December 10, 2024 (All mailed ballots should be received by us by December 9, 2024)  
 Time: 6:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/edgewater](http://www.TheHOAElectionGuys.com/edgewater))

**Physical location to attend the zoom meeting: Lordon Management - 1275 Center Court, Covina, CA 91724**

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 Edgewater at Live-Oak Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 69 members. This quorum requirement is lowered to 20% (27 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!**

Debra Guzman  
Lordon Management  
1275 Center Court  
Covina, CA 91724

**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!)

**Edgewater at Live-Oak Homeowners Association**  
c/o The HOA Election Guys - EdgewaterFILE  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

**CANDIDATE STATEMENTS**  
(Additional statements on reverse)

**Lori Barnes**

I am an original owner of my home and have lived in my house in the Edgewater HOA for 35 years. I am married and raised my 3 boys in this community. I currently serve as Vice President of the Edgewater at Live Oak Board of Directors and have been on the Board of Directors since 2019. I have also served on the Landscape Committee prior to serving on the Board. I love this community and my neighbors. I love La Verne. My purpose for serving on the Board of Directors is to work with the other board members, my neighbors, other volunteers, and the management team to keep our neighborhood safe, clean, and beautiful.

**Mike Graves**

Candidate Statement:

Continue to provide the best service to the community as a member of the board possible like I have for the past 6+ years and as a 19 year resident.

**CANDIDATE STATEMENTS**  
(Additional statements on reverse)

**Debbi Lawrence**

**Candidate Statement:**

It is an honor to serve as a board member for the Edgewater community. As part of the board, I am committed to preserving our neighborhood's aesthetic appeal while ensuring sound financial management. My extensive background in board governance equips me with the skills needed to fulfill this role effectively.

With over a decade of experience, I have served as the Secretary for the Association of California School Administrators (ACSA), Secretary for the Rosemead School District Education Foundation, and Treasurer for the Holy Name of Mary Booster Club. I am also a dedicated member of Kiwanis and previously served as Secretary for the Edgewater HOA board.

These roles have provided me with a deep understanding of the responsibilities, challenges, and opportunities involved in board service. I am eager to apply this knowledge to help sustain and enhance the Edgewater community for all of its residents.

**Mark Riker**

My family and I have proudly called our current home in Edgewater for the past 16 years. During this time, I have had the privilege of serving on the Edgewater Board for 10 years. I am passionate about our community and dedicated to fostering its growth and well-being.

I look forward to continuing to support our community by working together to enhance its condition and appearance in a fiscally responsible way. Together, we can create a vibrant and welcoming environment for all.

Thank you for your consideration.

**Mark Riker**

**Director of Business Development**

Email: [mriker@mavaero.com](mailto:mriker@mavaero.com)