



**The Northridge View Estates  
Community Association**  
c/o The HOA Election Guys, Inc  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

Matthew Wells  
Powerstone  
1 Boardwalk Ave, Ste 102  
housand Oaks, CA 91360

**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.*

March 18, 2026

A Meeting of the Members will be held as follows:

Date: April 23, 2026 (All mailed ballots must be received by us by April 22, 2026)  
Time: 6:30 PM  
Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/northridge](http://www.TheHOAElectionGuys.com/northridge))

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **The HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

This Meeting of the Members is being held to vote on the election of THREE (3) directors.

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

The Northridge View Estates Community Association bylaws define a quorum as “25%” of the voting power of the association, or 69 members. 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!**

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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 - Additional statements on reverse

**Jill Ause**

STATE REASON FOR YOUR NOMINATION: I have served for several years and believe my CPA & CFO experience is valuable to the Board.  
GOALS FOR HOA: operate professionally, ensure prudent financial decisions & continue to improve the look of the community.

**Allison Flashberg**

STATE REASON FOR YOUR NOMINATION: to continue working for the improvement, beautification & financial integrity of Nike.  
GOALS FOR HOA: S/A

**Tigran Karsian**

**Dear Neighbors,**

My name is Tigran Karsian and I'm running for the HOA Board for one clear reason: security.

For years, many homeowners have asked for 24-hour security patrol. I believe it's time we seriously evaluate the numbers, understand our finances in detail, and determine how we can make that happen responsibly. My goal is simple — bring financial clarity and turn long-standing discussions into real solutions.

Transparency will be a priority. I plan to provide a clear monthly financial breakdown, including an easy-to-read pie chart showing exactly where funds were spent and how much went into reserves. Every homeowner deserves to know how their dues are being used.

By background, I've founded and successfully sold an HOA management company and currently serve on multiple HOA boards. In one community, we grew reserves from \$50,000 to over \$500,000 in ten years — without raising dues. Financial discipline and long-term planning work.

I'm running to strengthen security, improve transparency, and ensure our HOA operates with professionalism and accountability.

I would appreciate your support.

Tigran Karsian

THE NORTHRIDGE VIEW ESTATES COMMUNITY ASSOCIATION  
CANDIDATE STATEMENT OF THOMAS GLEN LEO FOR RE-ELECTION TO  
THE BOARD OF DIRECTORS

January 26, 2026

I have served on the Board of Directors of The Northridge View Estates Community Association for the last four years. During that time, I have devoted significant time to reviewing, cleaning up, correcting and finalizing various contracts to which the Association is party, and, in particular, to cleaning up and correcting the form of Covenants, Conditions and Restrictions prepared by outside counsel and, following a ton of work by the Board, adopted by the Association to replace its ancient developer-prepared CC&Rs. I practiced commercial and corporate law with large law firms for 43 years before my retirement in 2021, and I bring that experience to my work as a Board member.

The Association faces various challenges, including all the usual financial pressures, various persistent issues relating to our enormous amount of landscaping on common area and maintenance areas, and the need, under our CC&Rs, to oversee and enforce architectural restrictions and the Rules and Regulations of our Association.

The Association exists to make life better for its members, and to do what it can to enhance the value of the residences in our community. The Board has done that in recent times through making the reworking of our landscaping and irrigation happen, and through the provision of four pickleball courts, and through managing the finances of the Association diligently and carefully. I have been an active Board member in connection with all of that.

We have a strong Board. Overseeing an HOA is pretty much a thankless task, but the Board works well together, and does so in the best interests of the members. Any member reading this who wants to know more about all of this should attend our bimonthly meetings. Board members are not permitted by law to do Association business, including representing the Board or the Association to members, on social media (including WhatsApp) or in any other manner except properly noticed general meetings of the Board, to which all members are invited.

Every member has as one of their most significant assets a home in Northridge View Estates. The Association should matter greatly to all members, because it governs much about the community in which we all own residences, and in which most of us live. I believe my service as a Board member has contributed, and will if I am re-elected will continue to contribute, to the strength and good work of our Association.