



## Andalucia Townhomes Community Association

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

Lordon Management  
Faith Camperson  
1275 Canter Court Dr.  
Covina, CA 91724

September 27, 2023

A Meeting of the Members will be held as follows:

Date: November 8, 2023  
Time: 7:00 PM  
Location: via zoom.com  
Meeting and zoom info will be posted at: [www.TheHOAElectionGuys.com/andalucia](http://www.TheHOAElectionGuys.com/andalucia)  
All mailed ballots should be received by us by November 7, 2023.

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 Andalucia Townhomes Community Association bylaws define a quorum as "a majority" of the voting power of the association, or 24 members. This quorum requirement is lowered to 25% (12 members) at a reconvened meeting. If quorum is not reached at this meeting, the members in attendance at the meeting may vote to reconvene the meeting to a later date (this is done via a voice vote of the members present at the meeting). In this case, the deadline for receiving ballots will be extended as well.

In addition to this notice, this package contains the following:

1. One Official Ballot - please return your ballot so that we can meet quorum!
2. One double-window envelope
3. One smaller Secret Ballot envelope
4. One double-sided page of candidate statements

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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Andalucia Townhomes Community Association  
c/o The HOA Election Guys - AndaluciaTHFILE  
27472 Portola Pkwy #205-412  
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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)

**Pamela DuBose**

Candidate Statement:

I am running for a position on the BOD because of my concern for Andalucía's finances, budgets, reserves and maintenance of our property. With years of experience as a state of California auditor, law enforcement and 14 years as a BOD, I have excellent experiences to balance our budget without a large special assessment and to ensure our CC&Rs are enforced equally.

**Cuong (Curtis) Huynh - Incumbent**

I have been a home owner here since 2015. I have served on the board since 2019. I would be honored to have the opportunity to serve another term.

**Debra Kung - Incumbent**

I serve the Board since February 2019 to now. I live here and care for Andalucía community. I like to be the Board for another term. Thank you for your support.

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

**Erika Krout**

As a homeowner for over 40 years, I am deeply concerned with our financial problems and lack of maintenance and repairs in a timely manner which is the main responsibility of the board.

I have over 20 years of experience in accounting and budget planning that I will use to re-organize the money funded in each item in our budget to be more effective in limiting the approx. \$10,000.00 Special Assessment that was discussed at the last homeowner's meeting in July.

I will dedicate myself to effective budget planning to build our Reserves for Roofing and major repairs which will limit or eliminate the need for Special Assessments.

**Dennis J Quintana – Incumbent**

THIS LETTER INFORMS YOU I WOULD  
LIKE TO RUN FOR PRESIDENT OF HOA.  
I HAVE BEEN A MEMBER OVER 15 YRS.  
THAT I HAVE GATHERED ENOUGH KNOWLEDGE  
& EXPERIENCE FOR OVER 15 YEARS. I HAVE  
THE KNOWLEDGE TO PERFORM THIS JOB  
IN THESE YEARS.