



Carson Landing Community 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. Two double-sided 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.

Seabreeze Management
Ashley Coleman
26840 Aliso Viejo Parkway, Ste. 100
Aliso Viejo, CA 92656

March 1, 2024

The First Annual Meeting of the Members will be held as follows:

Date: April 2, 2024 (All mailed ballots should be received by us by April 1, 2024)
 Time: 3:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/carsonlanding)

PLEASE NOTE: Pursuant to CA Civil Code 5120, members are welcome to attend the physical office of The HOA Election Guys (17 Spectrum Pointe Suite 504, Lake Forest, CA 92630) to witness the counting and tabulation of the votes. If you do plan to attend this meeting at our office, please let us know at least 48 hours prior to the meeting date so that we can plan accordingly. If we are not notified of your planned attendance, we reserve the right to conduct this vote counting at an alternative location.

This Meeting of the Members is being held to vote on the election of ONE (1) director. 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 Carson Landing Community Association bylaws define a quorum as “25%” of the voting power of the association, or 42 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

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!**

Seabreeze Management
Ashley Coleman
26840 Aliso Viejo Parkway, Ste. 100
Aliso Viejo, CA 92656

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!)

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Foothill Ranch, CA 92610

CANDIDATE STATEMENTS
(Additional statements on reverse)

Manoj Sagar Gavini

I am excited to announce my candidacy for the Board of Directors, with a passion for proactive community leadership. Over the past 1 year as a member of our association and one of early phase home owner, I have actively engaged in addressing ongoing issues within our community by bringing attention to pain points through frequent communication.

In my current role as the Head of Operations for a pre-fab housing company, I have gained valuable insights into potential challenges and developed a network of reliable contractors capable of addressing concerns swiftly and cost-effectively. This experience positions me well to contribute to the effective resolution of ongoing issues within our community.

My vision for the Association centers around the strategic allocation of every HOA fee towards community establishment, safety enhancements, and overall quality of life improvements. I am committed to making our community one of the best and safest places to live.

If elected, I will leverage my experience to not only address immediate concerns but also to establish long-term contracts with specialty contractors in areas such as plumbing, electricity, regular maintenance, and cleaning crews. This initiative aims to ensure that our community consistently meets the highest safety and cleanliness standards, with the added benefit of securing the best prices for necessary services.

I am dedicated to attending board meetings regularly, recognizing the importance of active participation in decision-making processes. While I have not served on this particular board before, my leadership role in a company demonstrates my ability to make strategic decisions and successfully manage operations.

In conclusion, your ongoing support is crucial, and I am excited about the opportunity to contribute my skills, dedication, and vision to the Board of Directors. Together, we can proactively address issues, drive positive change, and elevate our community to new heights.

Thank you for considering my candidacy.

Daniel Lee

I am just a regular guy wanting to make a difference in our community.

I hope to make things community member friendly and not too restrictive.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Samuel Gbadebo

Hey, I'm Samuel Adeyinka Gbadebo, Founder of Evolve Your Success and co-founder of the Carson Landing Community Group on Facebook. I'm also the host of The Medical Sales Podcast, diving into the lives of medical tech pros.

My vision for our HOA is simple: let's create the most positive space. Here's what I'll bring:

Championing Community Voice: Your thoughts matter, and decisions will be swift and aligned with what we all want.

Transparency with Homeowners: Clear communication, easy access to rules, and updates to keep everyone in the loop.

Consistent Rules and Regulations: Fair rules that apply to everyone.

Financial Responsibility: Smart financial practices for our community's stability.

Proactive Community Engagement: A place where involvement is celebrated, for example, community events.

Diverse Board of Directors: A team with varied skills and backgrounds.

Homeowner Education: Empowering you with knowledge about your HOA rights and responsibilities.

Insurance and Risk Management: Safeguarding our community with effective risk management and ample insurance coverage.

My journey includes founding and running a Medical Tech Company and serving on the National Sales Network Board. I'm committed to community, effective communication, financial savvy, leadership, collaboration, and continuous improvement.

Outside work, I cherish moments with my two young sons, stay fit through training, and express myself through writing. Excited about contributing positively to our community, and I'd love your vote!

V. Orforlea

My interest to serve on the board is to support the best interest of our community, help to retain our property value and stable our HOA fees.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Keesha Hudson

Dear members,

My name is Keesha Hudson, I have been a fortunate Carson Landing homeowner since phase 1, November 2022.

I wish to run for office and represent our amazing community, filled with talented individuals, because I have a vested interest in assuring that our complex and the value of our homes are maintained at a high standard.

The role of a Homeowners Association board member is vital in maintaining a well-functioning and cohesive community. It requires individuals with strong leadership, communication, and organizational skills, as well as a deep commitment to serving the best interests of the community.

I hold a Bachelors Degree in Sociology and a Masters Degree in Negotiation, Conflict Resolution, and Peacebuilding, graduated from our neighboring University, Cal State University of Dominguez Hills. This educational background has equipped me with the foundational knowledge and skills necessary for effective management and decision-making within an HOA setting.

Moreover, my professional experience as a Superior Court Investigator for the Probate/Mental Health Department, has honed my ability to effectively work with individuals of various backgrounds, resolve disputes, and provide resolutions for the best interest. In addition, I have been a member for Southern California Mediation Association for two years.

If elected for the HOA board, my vision is to foster a transparent, inclusive, and thriving community. I am committed to promoting open communication and active engagement among all homeowners within Carson Landing, ensuring that everyone's voice is heard and considered. I will ensure I will work to negotiate a win/win outcome to keep our community thriving.

Thank you for your consideration,

Your neighbor,
Keesha Hudson

CANDIDATE STATEMENTS
(Additional statements on reverse)

I am Eric Van Der Hope, a candidate for election to the Carson Landing Community HOA Board of Directors. Before I respectfully ask for your vote and support, let me share with you who I am.

The Carson Landing Community is only about 1-1/2 years old; my wife Noriko and I have been homeowners here for almost as long as this community has been here. This has given me the unique ability to observe and experience life in this close, private community. During this time, we've seen several challenging issues. This has motivated me to want to help encourage discussion and ultimately suggest and decide on solutions.

I'm a Southern California native, have travelled to 30+ countries around the world, attended boarding school in New Zealand and England, am an armed forces (United States Navy) veteran, have experience in construction and civil design, and am employed by the largest investor-owned water utility company in the US for the past 17+ years.

A couple fun facts about me: I've hiked to the summit of Mt. Fuji, Japan and I'm a best-selling published author.

My Goals as Your Board Member (in no specific order):

1. Promote and exercise transparency as a Board Member.
2. Solicit and consider feedback from the Membership to make informed decisions that enhance member experience, satisfaction, and property values.
3. Represent family concerns and ideas, bringing a valuable perspective to Board decisions and debates.
4. Foster transparent, accountable, approachable, and responsive communication with members.
5. Motivate and encourage Membership engagement with clear communication, seeking more effective ways to connect with them.
6. Bring balance, energy, vitality, and diversity to the Board, promoting a harmonious and inclusive community.
7. Assist with the transition of the current HOA management to our own self-governed HOA association when Brandywine Homes phases out construction mid-year.
8. Assist with creating a more efficient parking solution within the community.
9. Discuss solutions on allowing homeowners to be able to express some individuality with their homes (displaying of holiday decorations, etc.).

I'd like to be part of the solutions that this community will face now and into the future. My promise to you, when elected, is that I will listen, be as transparent as possible and go all in as a board member with an energy and focus to make the Carson Landing Community the best it can possibly be.

I respectfully ask for your vote for me (Eric Van Der Hope), to the Carson Landing Community Board.

Please feel free to contact me at any time if you have questions: eric.vanderhope@gmail.com