



Northwood Horizon Homeowners Association

February 28, 2023

Melody Valencia
Lordon Management
17852 E. 17th St Suite 212
Tustin, CA 92780

A Meeting of the Members will be held as follows:

Date: March 30, 2023
Time: 6:00 PM
Location: Northwood Community Park on Bryan Avenue in Irvine

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 Northwood Horizon Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 174 members. This quorum requirement is lowered to 25% (87 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.

All mailed ballots should be received by us by March 29, 2023.

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. Six pages 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

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)

Melody Valencia
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Tustin, CA 92780

Northwood Horizon Homeowners Association
c/o The HOA Election Guys - NorthwoodHorizonFILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

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 the addresses are showing through the windows.
- 6) Mail your ballot
(if not provided, make sure you apply postage!)

CANDIDATE STATEMENTS

Frances Caporaso

I AM AN ORIGINAL HOMEOWNER & RESIDENT SINCE 1986.
IF ELECTED, I WOULD CONSIDER IT AN HONOR & PRIVILEGE TO SERVE.
MY BACKGROUND HAS BEEN IN THE ART, COLLECTIBLE, GIFT IMPORT INDUSTRY
WHERE I RAN EVERY PHASE OF BUSINESS INCLUDING OFFICE, BOOKKEEPING,
PURCHASING, SALES, WAREHOUSE, INVENTORY, EMPLOYEES, TRAVELING, AND
FOR A FEW YEARS, SERVED AS A BOARD MEMBER OF THE NATIONAL GIFT
ASSOCIATION.
BEING FAMILIAR WITH OUR RULES & CC&R'S, I WOULD WORK HARD FOR ALL
MEMBERS FOR THE GOOD OF THE COMMUNITY AS A WHOLE.

CANDIDATE STATEMENTS

Joanne Chiechi

Candidacy Statement for the Board

I feel I would be a continued asset to the Northwood Horizon Homeowner Association Board of Directors because of my ongoing commitment and experience.

My goal as a Director is to keep our expenses down, while still completing needed maintenance and future projects within our community. I want our community to remain a safe and pleasant neighborhood to live in.

As a long-time resident, I have knowledge and history of Northwood Horizon to contribute as both an Owner and a present Board Member. If elected, I will continue working towards making the best decisions for all homeowners.

CANDIDATE STATEMENTS

RAEANN LEVEY

I have been a home owner here at Northwood Horizons for 28 years and plan to stay many more years. Our reserves are now well funded and we need to start reinvesting that money back into the property. We have slowly started on garage doors, decks and repairing a few buildings but need to be making much more progress.

As a board member, my responsibilities are to the homeowners and responding to their requests in a timely manner. At board meetings, I will always stand up for the homeowners and push for more progress. Helping the homeowners and making sure our property is improved are my main concerns.

CANDIDATE STATEMENTS

Doug Niles

2023 Northwood Horizon Board of Directors candidate statement

My name is Doug Niles.

I have been on the Board of Directors for approximately the last five years, serving as the Treasurer. During this time frame, I have assisted the Board in diligently monitoring our costs, reviewing financial statements, help maximize interest on our investments, and keeping our dues at their most reasonable level possible. My goals of the upcoming year would be to continue the funding of our reserve balance so we have the funds available to complete the projects we need in our community, and to be a counterbalance on the Board.

Current projects in progress:

Building repair and painting. Currently finishing up in quad 3. The goal would be to complete quad 2 next, concluding the east side of our association, then moving to the west side.

Ongoing pool renovations for both pools.

Garage door replacements are over halfway complete. Barring material shortages, this should be complete within the year.

Reviewing the decks and the landing in the middle of the stairs are also ongoing.

All these projects are being funded from your dues, without the need for special assessments as some individuals have inferred.

I would appreciate your vote to stay on the Board, as to make sure we have our dues allocated properly for these ongoing projects and to see them completed, so our community appreciates in value as well as having amenities that we can all enjoy.

Thank you,
Doug Niles

CANDIDATE STATEMENTS

DIANE SNEED, Candidate for
Northwood Horizon Homeowner's Association Board
Owner and Resident since 1987

Do you know the Governor signed a Balcony Law? Any balcony above ground had to be inspected by a licensed engineer and water-proofing specialist by January 2025 or Northwood Horizon is at risk of losing its liability insurance, if our Board continues to ignore the much-needed maintenance and necessary repair of our balconies! If we lose our liability insurance, all homeowners in the community will be at risk of liability for lawsuits, responsible for special assessments and likely, unable to sell or refinance their property until these matters are resolved!

Hello neighbors. My name is Diane Sneed and I am running for a seat on the Board for the Northwood Horizons Homeowner's Association (HOA) and I am tired of the current Board's inaction that has gone unchecked for so many years.

Many of you already know me from previous HOA meetings, as I have tirelessly pushed for the improvement of our community, its structures, our landscape and demanding a schedule to address the much deferred maintenance. Why? Because I live in this beautiful community and have owned my townhome since 1987.

Over the years I have watched our investments fall into ill-repair, the needless destruction of our beautiful trees and the Health Department passed a new law that we had to move back one side of the pool area at the east pool and we were unable to enjoy our pool for 2 years! Have you seen the garage doors? The balconies? Northwood Horizon homeowners deserve better!

If you want someone to fight for transparency of the Board, concrete timelines for much needed maintenance, better responsiveness to your suggestions and concerns, I am your candidate. Vote for me, Diane Sneed and I will ensure we get our community back to the beautiful sanctuary it once was!

Qualifications:

- Previous Board Vice President
- Homeowner and resident since 1987
- Landscape Committee
- Rules and Regulations Committee
- Chair of the Safety Committee

CANDIDATE STATEMENTS

Ronda Sussman

Hello! I'm your neighbor, Ronda Sussman and I am running for the Board of Directors to be of service to the community where I have lived for over 20 years. I believe I can be a valuable asset to the HOA team due to my varied experiences as both a businesswoman and volunteer. My goals are to maintain our investment and ensure it is well managed.

I am employed by the Girl Scouts of Orange County as the Director of Girl Experience where I've managed a \$12 million dollar annual budget, supervised a team of 11 employees and worked in partnership with 400+ adult volunteers. My volunteer experience includes president of the Barrington Square Homeowners Association, PTA president, Girl Scout leader, VBS leader for Mariner's Church, and Rules & Regulations Revision Committee for Northwood Horizon Homeowners Association.

My family has lived in Northwood Horizon continuously since 1999. I understand how to manage finances, run meetings using parliamentary procedure, and work collaboratively with fellow volunteers. I respectfully ask for your support. Thank you!