



**Monarch Manor 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. Three 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*

A2Z Management  
PO Box 27473  
Santa Ana, CA 92799

November 21, 2025

A Special Meeting of the Members will be held as follows:

Date: January 20, 2026 (All mailed ballots must be received by us by January 25, 2026)  
 Time: 5:30 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/monarch](http://www.TheHOAElectionGuys.com/monarch))

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 Special Meeting of the Members is being held to vote on the recall of the entire board of directors.

- Should the recall PASS, we will then be electing FIVE (5) members to the board of directors
- Should the recall FAIL to pass, each board member will retain their seats for their originally elected terms

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

The Monarch Manor Homeowners Association bylaws define a quorum as “51%” of the voting power of the association, or 22 members. This quorum requirement is lowered to 20% (9 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. **For the recall to be approved, section 5.3 of the bylaws requires the majority of the voting power of the association, or 22 members, vote yes to pass the recall.**

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!**

A2Z Management  
PO Box 27473  
Santa Ana, CA 92799

**Monarch Manor Homeowners Association**  
c/o The HOA Election Guys - MonarchManorFILE  
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 your signature and the addresses are showing through the windows.
- 6) Mail your ballot (if not provided, make sure you apply postage!)

## CANDIDATE STATEMENTS

### **Chase Bemiller**

I am a first-time homeowner in Monarch Manor, and I have lived here since 2024. I grew up in Southern California, and I have a master's degree in mechanical engineering. I take pride in home ownership and I want to help ensure that Monarch Manor remains a safe and welcoming community for all of us to enjoy. My goals as an HOA board member include maintaining and increasing our home values, making our community safe and clean, and fostering a sense of community. I look forward to improving Monarch Manor for years to come!

### **Stefanie Fuhs**

My name is Stefanie Fuhs, and I have been a board member for over 20 years. I stay an active board member so that I can do my best to make decisions that benefit the entire community. Just as every other owner in Monarch Manor, I want to maintain our quiet community to the best of my ability. I know that not all decisions are always favorable, but I always do my best to weigh the benefits and consequences of every decision that is made.

### **Mike Green**

My name is Mike Green and I've been a board member for 9 years now. I am currently on the board and would Love to remain on the board. I was the secretary for 2 years and became president 2019. I have a background in different fields that I feel have shaped me into a valuable member of this HOA. I love helping people and solving issues in our community. I strive to make our complex comfortable and efficient. I am grateful for my position and I hope you will allow me to continue to serve this community. Thank you.

## CANDIDATE STATEMENTS

### **Matt Nixon**

Hello! I am requesting your support to continue serving on the Monarch Manor HOA Board of Directors. I have lived at Monarch Manor for almost four years and have greatly enjoyed serving on the board this year, working with the other directors to take care of our beautiful community.

With experience working on the Communications & Public Affairs team for Disneyland Resort, I'm hoping to continue improving the communication processes between the HOA and our owners and renters. I also want to support the board in making smart financial investments in our property that enhance our community and depreciate slowly.

Prior to serving on the Monarch Manor HOA Board, I served for two years as a Board Chair for the Orange County chapter of Public Relations Society of America, managing large events and supporting young professionals.

I look forward to continuing to attend board meetings and working with all of you to improve our community and keep our residents safe.

Thank you for your support!

### **Thomas Sediva**

Hi, I'm Thomas Sediva.

My wife and I have proudly taken turns serving as board members of Monarch Manor for nearly 20 years.

Today I continue to serve on the board and I'm here because I care deeply about this community. I believe this should be a place where people feel safe, supported and comfortable.

Like most of you, I want a friendly family-oriented neighborhood where we listen to each other and work together to solve problems.

As your board member, I promise to represent every resident in our community and do my part to help make Monarch Manor one of the best places to live in Fullerton.

We've got a great group of board members right now and I'm sure you've met some of us. If I haven't had the chance to meet you yet I hope to Soon! I truly love this community and I'm here to help however I can.

Sincerely,

Thomas Sediva

## CANDIDATE STATEMENT

Jose Aguilar  
Monarch Manor HOA, Current Board Director  
October 1, 2025

Hello Monarch Manor HOA Members,

I am Jose Aguilar. I am running for Director of the Monarch Manor HOA. I have been a member of this association since 2022. I do live on the property. That provides a much different perspective on all of the issues and challenges the board faces on a daily basis.

I have also been a Director on the Monarch Manor HOA board for over two years. In my time on the board, I believe I have only missed one meeting. I make time to be there and be prepared to conduct the association's business. I know there are no other members that can claim that for at least the last three years.

Since that time, I would like to point out a couple of things that I have advocated for and have been against as a Board Director. I am for more owner and guest parking spaces, clean trash dumpster areas, a clean & working pool & pool areas, clean new working washers & dryers, and clean walkways & driveways - among many others.

I am primarily against unnecessary spending for unneeded elections, wasteful spending on repairs, wasteful spending on "favored" vendors vs. other vendors - that may even have lower prices, "personal" Director projects that don't benefit the entire membership, and last but not least - HOA Due increases.

### **RE: Parking**

As a Director, I have tried to open up a dialog with other Board Directors to increase both guest and owner parking spaces. It has ALWAYS been shut down by two (2) specific directors that currently sit on this board. That means that we can't even have an open dialog about it! That doesn't serve the memberships' interest at all. At the very least, let's have a discussion.

I believe that expanding our parking spaces would be a good start to solving the large amount of parking rule violations. Although the HOA Board should enforce ALL the rules and hold all members accountable, it isn't being done equally. Unfortunately, selective (parking) rule enforcement is not only unfair, it actually causes a lot of confusion, hurts the community, increases violations, and increases repeat offenders that repeat offend with impunity against the community's members.

### **RE: HOA Due Increases**

I have always voted against HOA due increases. I have done this EVERY single time since I joined the board. Not once have I voted for an increase.

### **RE: My Experience**

I have a lot of experience sitting on different types of boards. I currently serve on two boards. I have 20+ years of experience in business and leadership. I run two small companies, successfully. Last but not least, I've done an excellent job since 2022 for the members of this community.

### **RE: MY VISION for the Monarch Manor HOA**

I want you and I to have a clean, beautiful property to come home to everyday. I want to be able to have friends and family come over and enjoy the home where we live. Basically, I want PRIDE OF OWNERSHIP for ALL of our members. This is why I'm asking all our members to be more active and participate in the general membership meetings. I encourage you to not only VOTE during this election cycle BUT come to every general membership meeting.

### **RE: Your Vote**

IF the entire board is recalled, please vote for me as one of your Directors on the Monarch Manor HOA Board of Directors. I also encourage you to vote for my colleague, Matt Nixon.

In your service,  
Jose Aguilar