

**Mariners Village Owners Association**

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

StoneKastle- Jillian Marion
22722 Old Canal Rd. Unit B
Yorba Linda, CA 92887

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 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.

June 25, 2026

Recently you received a ballot package dated June 20th. After mailing this package, we became aware of a seventh candidate who submitted his nomination prior to the deadline. We are re-issuing new ballots to include this seventh candidate. **The previous ballot with 6 candidates is invalid and will not be counted. If you sent in the previous ballot, please vote again with this new ballot which reflects 7 candidates. Only this new ballot with OFFICIAL BALLOT printed in red will be counted.** We sincerely apologize for any confusion this may have caused and encourage all members to submit this new ballot, so you can meet quorum for the election to take place.

A Meeting of the Members will be held as follows. Please note the **NEW DATE**.

Date: **July 29, 2026** (All mailed ballots must be received by us by July 28, 2026)
Time: 7:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/mariners)

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 TWO (2) 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 Mariners Village Owners Association bylaws define a quorum as “50%” of the voting power of the association, or 99 members. This quorum requirement is lowered to 20% (40 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. 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!**

StoneKastle- Jillian Marion
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Yorba Linda, CA 92887

Mariners Village Owners Association
c/o The HOA Election Guys - **MarinersVillageFILE**
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
(Additional statements on reverse)

Matt Bargman

A. GOALS AND OBJECTIVES FOR THE BOARD OF DIRECTORS: Increase communication with Homeowners, both to and from. Serve the community based on their collective wants and needs. Minimize Costs for Homeowners by using our funds efficiently and refraining from any unneeded spends.
B. COMMUNITY ASSOCIATION EXPERIENCE: NA
C. CIVIC ORGANIZATIONS AND POSITIONS HELD: Board Member and then Board Chair at the YMCA of San Francisco Buchanan Branch Big Brothers & Big Sisters Mentor for 12 Years
D. STATE WHY YOU SHOULD BE ELECTED TO THE BOARD OF DIRECTORS: I will bring my knowledge and experience from 20 years of success in the business world to our HOA Board. I enjoy living in Mariner's Village with my wife and young son, and want to keep the community clean, safe and fun. I will work to ensure our amenities are kept up to standard, and make improvements as needed but not in excess. All decisions should be made with the majority of Homeowners and Residents in mind, not for the few.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Therese Cloughen

A. GOALS AND OBJECTIVES FOR THE BOARD OF DIRECTORS: Find solutions and have common goals with the Board to improve the community, property values, safety and financial stability of the HOA Members. To abide by the CC&R's set forth to protect the HOA Members, Liability, and Property Values. To provide Service to the Board to support projects that improve our community as a whole.
B. COMMUNITY ASSOCIATION EXPERIENCE: I have previously participated on the Landscape Committee. I have dedicated time and service to the community to work within the budget to beautify our community and come up with solutions to solve basic landscape issues. I have walked the community at least twice a day and take notice of issues that need to be addressed and corrected and to communicate with the supervisor of the landscape company the needs of the community.
C. CIVIC ORGANIZATIONS AND POSITIONS HELD: I volunteered for the Red Cross to support Blue Star Wives with needs and basic supplies for their families that were not able to live on the Military Base due to a housing shortage. I prepared care packages for active military overseas, wrote letters and provided basic supplies from the Red Cross to help sustain moral and support.
D. STATE WHY YOU SHOULD BE ELECTED TO THE BOARD OF DIRECTORS: I have lived in Mariner Village for 30 years and contributed to my community in service. I have volunteered time and met the needs of the landscape committee when others were unable to serve. I care deeply about the community as a whole, the safety of the community and sustaining a quality of life that keeps the community safe and content in the community we all share and are proud to be living. I have an excellent work ethic and commitment to be of service.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Chris Shanley

A.	GOALS AND OBJECTIVES FOR THE BOARD OF DIRECTORS: TO ENSURE MARTINGAS VILLAGE CONTINUES TO BE A SAFE PLACE TO LIVE AND RAISE A FAMILY
B.	COMMUNITY ASSOCIATION EXPERIENCE: NONE
C.	CIVIC ORGANIZATIONS AND POSITIONS HELD: NONE
D.	STATE WHY YOU SHOULD BE ELECTED TO THE BOARD OF DIRECTORS: I AM EAGER TO JOIN THE BOARD BECAUSE I AM EAGER TO SERVE THE COMMUNITY WHERE MY FAMILY LIVES. I HAVE RUN A BUSINESS FOR YEARS AND I HAVE A GREAT TEAM I WORK WITH. I HAVE EXPERIENCE WITH HAPPY CUSTOMERS AND UNSATISFIED CUSTOMERS. I ALWAYS TRY TO COME UP WITH A SOLUTION.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Diane Van Steenberg

A.	GOALS AND OBJECTIVES FOR THE BOARD OF DIRECTORS: Keep the neighborhood beautiful while maintaining fiscal responsibility
B.	COMMUNITY ASSOCIATION EXPERIENCE: Current member of the board.
C.	CIVIC ORGANIZATIONS AND POSITIONS HELD:
D.	STATE WHY YOU SHOULD BE ELECTED TO THE BOARD OF DIRECTORS: I've spent my career in Finance and Accounting which is a good background to serve as Treasurer.

No statement was provided by this candidate.

Karina Fraley
Ryan Schneider

CANDIDATE STATEMENTS - Statement continues on reverse

Jonathan Jenkins

GOALS AND OBJECTIVES FOR THE BOARD OF DIRECTORS:

I will spearhead a thorough review of all Association by-laws that are currently presented on multiple, unconnected documents. It's very confusing. Any documents created as long ago as 1975 need to be reviewed to make sure they are current. Then, all of these fresh by-law documents need to be reviewed and combined into one main downloadable document for residents to get immediate answers to their questions about the rules and structure of MVHOA. I am willing to create this Document through my company at no charge to MVHOA.

1) A presentation that reveals the exact boundaries of Association Owned Property verses that which is Resident Owned Property. My personal experience is that many members do not know this important information.

2) Confirmation that NOTHING can be built, installed, placed or mounted on MVHOA property, without permission from MVHOA. This includes: Holiday Ornaments, Bounce Houses, Swings, Hammocks, Potted Plants, Member Planted Invasive Species, MVHOA Owned Roofs, Trellises, Walls ,etc. The MVHOA may allow member ongoing use of MVHOA property for basic property improvements but this use must be defined so members can adhere to the rules.

3) Regarding MVOA streets. Our streets are not a playground. Defacing MVHOA streets with Chalk Drawings, Paint, and placing Children Caution Signs should be prohibited. These are a traffic hazard and the streets are not a playground. There is numerous open grass locations on MVHOA property to play. Further, we have the SJC City Mission Bell Park within easy walking or driving distance where all these activities can be easily accommodated.

4) Once there is an updated Association Property document created, all owners will be required to sign it so enforcement of rule violations can be based on the owners defined knowledge of MVHOA property rules. This brings to light another important issue: If the MVHOA does not require that owners sign off on association property rules and there is an serious accident, MVHOA could easily be sued for damages as we were negligent by not confirming that we notified the owner not to do something dangerous. *Example: I have a neighbor that strung up a Hammock between two trees on Association Property. He decided to take his young daughter up with him. Then, they fell out. Now, what if they had been severely injured or died? If the MVHOA does not have a SIGNED document from the owner about association property rules, even an average lawyer could sue MVHOA and probably win. It's the, THEY NEVER TOLD ME defence. Sadly, I reported this exact violation to STONECASTLE and they did NOTHING! The MVHOA currently is not being protected.*

5) RESIDENT COMPLAINTS. Currently, when you file a complaint, there is LITTLE or NO FOLLOW UP from StoneKastle regarding when a notice is sent or if and when it was resolved. Total silence. Unacceptable. The complaint goes into "Black Hole". In their partial defense, the Board has not clearly defined how complaints should be handled in the by-laws. Hence, the Board needs to create a Transparent Sequence for handling member complaints in a timely manner.

6) I would suggest that, when a member violates any MVOA RULES, they should not receive a complaint only in the MAIL. This is SO outdated. Digital Communication has evolved in the last 30 years. It should initially be sent my EMAIL and TEXT, followed up with the LETTER to confirm receipt. This simple action would require an immediate response from the owner. The period of compliance should be seven days. If there is non-compliance after seven days, the MVOA will have the authority to have a qualified removal service remove anything on association property that is in violation. The owner will then, be billed for the removal.

COMMUNITY ASSOCIATION EXPERIENCE:

I have not yet run for the MVOA Board of Directors. I look forward to serving our community after being a 30 year resident.

CIVIC ORGANIZATIONS AND POSITIONS HELD:

Board Member, 8 years, SJC Fiesta Association

Current Distinguished member of the SJC 250 Committee chaired by Mayor John Campbell.

In charge of producing all media production for events through my company: PerformanceProductionService.com

STATE WHY YOU SHOULD BE ELECTED TO THE BOARD OF DIRECTORS:

My wife and I love living in Mariners Village for over 30 years. Unfortunately in the past few years I have noticed and personally experienced a total breakdown in owners/renters abusing association property. As long-time a SJC businessman, I understand the importance of clearly defining rules and backing up violations with action. I will certainly be grateful for your kind vote to help important changes to our beautiful community.