



Mark III Homeowners Association - Fullerton

March 22, 2023

Colin McGahey c/o PMP Management
100 Pacifica, Suite 350
Irvine, CA 92618

A Meeting of the Members will be held as follows:

Date: April 24, 2023
Time: 5:30 PM
Location: via zoom.com
Meeting and zoom info will be posted at: www.TheHOAElectionGuys.com/markiii
All mailed ballots should be received by us by April 23, 2023.

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 Mark III Homeowners Association - Fullerton bylaws define a quorum as "50%" of the voting power of the association, or 72 members. This quorum requirement is lowered to 25% (36 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

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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100 Pacifica, Suite 350
Irvine, CA 92618

Mark III Homeowners Association - Fullerton
c/o The HOA Election Guys - Mark III_FILE
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)

Christopher Balderrama

Hello, fellow homeowners! My name is Christopher Balderrama and I am running for a seat on the board of directors of our homeowners association. I have been a member of this community since 2017, and my family and I have come to call it our home. I am a married father of two boys, and we all love the amenities that our HOA has to offer.

As a member of the board, I would like to focus on upkeeping the facilities that we have, for example the spa. I believe that maintaining our community's amenities is crucial for keeping property values high and making our neighborhood a desirable place to live.

In addition to my commitment to the maintenance and upkeep of our community, I am also a strong believer in transparency and open communication. I want to make sure that all homeowners have a say in the decisions that impact our community, and I will work to ensure that everyone's voices are heard.

I am excited to bring my experience and dedication to the board of directors, and I hope to earn your vote in the upcoming election. Thank you for considering me as a candidate.

2023 CANDIDATE STATEMENT

LORRAINE TURISSINI

I am running for re-election to the Mark III Home Owner Association's Board of Directors.

I have lived at Mark III for over 35 years and have served on the Board of Directors for many years. I am very proud to have been a part of a great team of Directors to help serve our Community in a positive and equitable way in order to reach the goals and objectives of the Board of Directors and the welfare of our Community.

I am retired from the IBM Corporation and also retired from the California Teachers Association, where I served on the Board of Directors of the Teachers Association of Long Beach.

I am also very Civic minded and am a Volunteer at the Fullerton Police Department for over 15 years, a Volunteer Docent at the Fullerton Museum for over 16 years, as well as serving on the Fullerton Museum Board of Trustees for the past 8 years.

Living in Mark III has afforded me the opportunity to understand the needs of our Community. I would be very proud to receive your support and your vote in the upcoming election. Thank you very much.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Pamela A. Childs

January 11, 2023

2023 Candidate nomination attachment qualifications for Pamela Childs, Mark III Townhomes

I believe the goals and objectives for board of directors are:

To coordinate and facilitate effective improvements and insure quality of life by attentiveness to residents of the Mark III Townhomes. Develop long range financial forecasts to insure fiscal stability and health. Regularly and consistently identify the mechanisms and programs that will allow for continued efficiency and innovation that will allow for a quality of living experience for the Mark III Townhome neighborhood.

Describe why you would be a good Board Member:

My experience in Fiscal and Business Administration in the Education field for 40 plus years. Administering the Bid process for large projects from two to 5 million dollars. To include roofing, streets lighting, painting and recurring maintenance projects. New construction bids for Food Services Building, Multi Level Parking Structure, New State of the art Science Building, multi-story to include a morgue, to name a few. While working within a budget as provided by K-12 and or College level Bond and Matching funds Budgets and Title IX compliance . I strive to encourage a collaborative and transparent working environment among all Board Members.

And example of the attention to detail is that in my tenure as a Board Member and President of the Mark III Townhomes, our fiscal profile and gone from below \$100,000 in reserves, to a consistent amount in reserves \$400,000. and currently maintains a fiscally responsible foundation .

Please list any Community Association experience or Civic Organization positions held.

Mark III HOA, ARCH Committee Person

Mark III HOA Vice President

Mark III HOA President

Audit Lead (3) years Mt San Antonio College, Auxillary Services Division

CSEA Local Site Representative - California Schools Education Association

Accreditation Representative at local High School Site WUHSD

Accreditation Representative/Coordinator at College District

NAPM – National Association Purchasing Managers College District Representative

Title IX Representative for Local High School WUHSD