

**Victoria Estates Master Association**

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

JoAnne Young
Lordon Management
1275 Center Court
Covina, CA 91724

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

June 27, 2025

A Meeting of the Members will be held as follows:

Date: July 29, 2025
Time: 6:00 PM
Location: The Clubhouse
All mailed ballots should be received by us by July 28, 2025.

This Meeting of the Members is being held to vote on the election of THREE (3) 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 Victoria Estates Master Association bylaws define a quorum as "a majority" of the voting power of the association, or 224 members. This quorum requirement is lowered to 20% (90 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!**

JoAnne Young
Lordon Management
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Covina, CA 91724

Victoria Estates Master Association

c/o The HOA Election Guys - VEMAFILE
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)

Mig Cordova

My name is Mig Cordova, and I am honored to seek your support in continuing to serve on the Victoria Estates Board of Directors. As a long-time resident and a Board member for five terms—including serving as Treasurer—I bring experience, dedication, and a fiscally conservative approach to ensuring our community remains safe, welcoming, and financially sound.

During my tenure, I have worked to increase the interest earned on our investments, always with a focus on maximizing value for residents while keeping association fees as low as responsibly possible. I take my fiduciary duty seriously and will continue to prioritize transparency, financial stewardship, and smart decision-making on behalf of all homeowners.

As a school counselor at the high school just across the street for nearly 25 years, I have built strong relationships with students, parents, and faculty. I am uniquely positioned to serve as a liaison between Victoria Estates and our local school community, fostering communication, collaboration, and a shared sense of neighborhood pride.

I care deeply about the long-term viability and vibrancy of Victoria Estates. I respectfully ask for your vote and the opportunity to continue working toward a stronger, more connected community.

Sincerely,

Mig Cordova

Dr. Essam Salameh

No statement was provided by this candidate.

JOHN POLANSKEY

I purchased our home here in Victoria Estates (VEMA) over 16 years ago. I was elected as an HOA Board Director at my previous two associations, but I have not (yet) had the privilege to serve on our VEMA Board. I have served on the VEMA Pool Committee.

My profession and passion is the development of attainable rental housing. I have been doing that work I find very rewarding for the past 29 years. I enjoy assisting veterans, seniors, persons with disabilities and working families. I work with HOAs regularly and helped in the formation of two HOAs.

VEMA is us. We are all equal partners of this Victoria Estates community. Board Directors we elect to represent us have a fiduciary duty to act in the best interests of the association and its members (us).

Board decisions and actions must also always be consistent with the CC&Rs, the Davis-Stirling Act and all applicable laws and statutes. HOA Board Directors being transparent and honest with all members is not just the right thing to do, it is legally required.

Two of the five current VEMA Board Directors were appointed by the Board, not elected by homeowners, because the Directors who had been elected left the Board before their terms expired. This is unusual. I commit to serving the entire term, if elected.

Many of us chose Victoria Estates, at least in part, because it is a guard-gated attractive and comfortable community with a pool/gym. While being gated provides an added layer of security, we know that it does not prevent all incidents from happening. We all have a role to play in the safety and security of our families, our homes and our neighbors.

The VEMA Board and Management Company also have a vital role to play in safety and security. All VE residents should be notified of any criminal activity or incidents in our neighborhood so that we can be even more vigilant and take preventive actions.

For example, I noticed the pool parking lot was very dark at night and asked the Board to mitigate this safety and security issue. I would have placed the camera and light in a different location where they would more effectively light and cover the pool parking lot without also lighting up my bedrooms and backyard, but at least it's now safer.

No resident should feel uncomfortable about bringing their kids, grandkids, or visitors to the pool/spa or going to the pool or gym themselves at any time the facility is open.

My goal in running for the VEMA Board is to partner with all of you to help make Victoria Estates the best it can be. I will work with anyone who has the same goal. We're all in this together.

Riley and Beau say that I have their support, so I'm making headway with the Golden Retriever and Border Collie vote.

I'd be honored to have your vote. Thank you.



Candidate Statement



Cynthia Sanchez
3131 Ardmore Lane
805 988-0555 home

May 2025
csanchez3131@gmail.com
805 479—9907 cell

Dear Neighbors,

As your current President serving on the board, I am proud to be your neighbor and advocate. My commitment to our neighborhood is unwavering, and I am dedicated to ensuring that we thrive as a community. With the experience and qualifications I possess, I am eager to continue my service on the VEMA Board.

I have three key goals that drive my mission:

1. To prioritize the well-being and safety of our community while maintaining our financial security.
2. To enhance communication and keep all residents informed through platforms like Gatekey and Frontsteps.
3. To protect and improve the value of our properties.

My role is to ensure that we always act in the best interest of our community, fostering a stronger sense of awareness and encouraging each resident to take an active role. We are fortunate to have a remarkable neighborhood consisting of 446 homes in Oxnard, where families from diverse and multicultural backgrounds cherish working, relaxing, and enjoying life in a safe and nurturing environment.

I possess the skills and experience necessary to lead our association toward continued professionalism and productivity. It has been a true honor to serve our wonderful community, and I am grateful for your support through the years. Please remember, I am always available to assist with any issues related to VEMA.

I would be deeply honored to earn your vote and support! With three votes this year, make sure to use them wisely. Follow the directions and vote for the Tax Resolution. Let's be active participants in shaping our community's future! Please VOTE! Thank you, CS



CANDIDATE STATEMENTS
(Additional statements on reverse)

Edward Sierra

Hello neighbors,

My wife Marelle and I have resided in Victoria Estates for nine years. Over the past four years I have become alarmed over the financial imprudence of the VEMA Board. Contrary to the four years I served on the Board, our annual dues rise without fail. Our financial reserves have dropped. Last year the Board spent \$73,000 more than it took in. We cannot expect anything other than another substantial rise in the monthly assessment.

The Board approves proposals without requiring adequate competitive bidding.

The Board considers projects that would violate state law which prohibits any single expenditure in excess of 5% of the annual budget without an ownership vote and approval.

A contract with Natural Green for work on the Eucalyptus trees was increased by \$11,000 based on a phone call by Natural Green requesting an increase. No vote was taken, but the approval was given by an officer of the Board.

The nature of these transgressions must stop and stop now. Please support me and help restore financial sanity to the Board of Victoria Estates.