



## Park Bristol Condominium Association

January 21, 2023

Kathy Poremba  
Team Property Management  
1588 N. Batavia, Suite 2  
Orange, CA 92867

A Meeting of the Members will be held as follows:

Date: February 23, 2023  
Time: 6:30 PM  
Location: via zoom

Meeting info and zoom link will be posted at: [www.TheHOAElectionGuys.com/parkbristol](http://www.TheHOAElectionGuys.com/parkbristol)

This Meeting of the Members is being held to vote on the election of TWO (2) directors. A vote on the IRS Revenue Ruling 70-604 will also take place to address potential excess funds and reduce potential tax liabilities.

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

The Park Bristol Condominium Association bylaws define a quorum as "50%" of the voting power of the association, or 75 members. This quorum requirement is lowered to "25%" (38 members) at a reconvened meeting.

Enclosed with this notice is:

1. Your Official Ballot - please return your ballot so that we can meet quorum!
2. One smaller Secret Ballot envelope
3. One larger pre-addressed envelope (which needs to be signed!)
4. One page of candidate statements

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 provided larger envelope which is addressed to: Park Bristol Condominium Association c/o The HOA Election Guys
- 4) **Fill out your return address and SIGN where indicated!!!!**  
(Your vote will not count if you do not sign the envelope)
- 5) Seal and mail – return postage has already been applied. Mailed ballots must be received by February 22, 2023.

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.

If you have any questions, please do not hesitate to contact your association's Inspector of Elections, The HOA Election Guys, Inc. an independent third-party as required per CA Civil Code.

The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at [info@thehoaelectionguys.com](mailto:info@thehoaelectionguys.com)

Letter ID: ParkBristolFILE

*The HOA Election Guys, Inc  
27472 Portola Parkway Suite 205-412  
Foothill Ranch, CA 92610*

# CANDIDATE STATEMENTS

## **Luis Carlos Hernandez**

My name is Luis Carlos Hernandez, I'm married and I have 3 kids. I've been living in Park Bristol since 2011.

I have worked in Infinite Electronics for the past 17 years as an Electronic technician in Irvine, Ca.

I'm interested in being part of the board and I would appreciate it if you vote for me.

These are the proposals that I would like to implement in the complex:

- Security in the complex day and night, so we can keep homeless and thieves out of here.
- Make the complex look pleasant to the eye, that professional people come to paint the complex, and make proper repairs.
- Have a green area.
- Once a week 2 members of the board go for a walk at night to see if there is a light not working or something that needs to be fixed, follow up the next day.
- Have the patrol twice a day and make sure every car has their permit (no exceptions).
- Make a space for delivery people (UPS, Amazon, FedEx etc...) to avoid blocking the entrance.
- When a repair is done, any member of the board will go to inspect that it has been done well before making the payment to the provider.
- Give all the neighbors the opportunity to give their suggestions to make improvements in the complex.

Thank you in advance!

## **Roberto (Noel) Villalvazo**

Hello, my name is Noel I have been a homeowner for 23 years I recently started to care for the safety of all of us living at Park Bristol and because of that, I have been attending our once-a-month meetings. You probably already know that we need to take action and stop people from outside stealing our Amazon deliveries & breaking into our cars. With your help and your vote, The goal here is to get everyone involved to be on the same page while encouraging tenants to attend a one-time monthly meeting. You get to bring your ideas over, You also get to meet your neighbors while we go together on a Journey to make Park Bristol a safe and relaxing place to live at. I appreciate you for taking the time to read this. Thank you for your vote!

*No statements were provided by these candidates:*

**Mary Nordman**

**Kenneth Steele**