



**Figuroa Arms Condominium Association, Inc.**

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. One page 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.*

Lordon Management  
Tammy Hernandez  
1275 Center Court Drive  
Covina, CA 91724

July 2, 2024

A Meeting of the Members will be held as follows:

Date: August 15, 2024 (All mailed ballots should be received by us by August 14, 2024)  
 Time: 6:30 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/figuroaarms](http://www.TheHOAElectionGuys.com/figuroaarms))

**Physical location to attend the zoom meeting: The HOA Election Guys (17 Spectrum Pointe Suite 504, Lake Forest, CA 92630)**

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 Figuroa Arms Condominium Association, Inc. bylaws define a quorum as "51%" of the voting power of the association, or 39 members. This quorum requirement is lowered to 20% (15 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](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!**

Lordon Management  
Tammy Hernandez  
1275 Center Court Drive  
Covina, CA 91724

**Figuroa Arms Condominium Association, Inc.**  
c/o The HOA Election Guys - FigArmsFILE  
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

### **Johnathan Cahill**

I have been a proud owner of unit 407 for 2 1/2 years and really enjoy this building and community. Though the building has many challenges ahead, I believe it can be a vibrant, thriving community for everyone. To that end, I am putting my name forth to be a member of the HOA board.

### **Amir Karimpour**

Let's work together to make Figueroa Arms shine again!

### **Catherine White**

I've lived in this building since 2016 and I have served as a board member since 2017. My accomplishments include our gym, our flower beds, herbs and fruit trees, our new mail shelves, our new community bulletin boards, camera access for the security guards from our office and front desk, office and storage room rehabs, our slack and YouTube channels and many many many repairs, cleanups, maintenances and refreshenings.

My background includes working for my father who is a contractor and being the sole owner of a single family home for over 10 years. Both I think really help me notice, understand and anticipate things. I can also do a lot of little things myself and be useful as an on-site contact for our vendors when they need help.

I don't believe I've missed more than one or two meetings during my time here and I've been very actively involved from the beginning and will continue doing so, especially with our ongoing projects. Continuity is important but I also have many more things I want to accomplish here. Two current projects I'm working on are repainting the lines and numbers in lot 2 and the walls for our hallways and stairwells.

There is so much more that can be done and I look forward to doing as much as I can to contribute and keep making this place better and better every day.

And I really hope I can count on your support.

Cathy