



November 10, 2022

Attention All Members:

A Meeting of the Members will be held as follows:

Date: December 15, 2022

Time: 7:00 PM

Location: via zoom

Meeting info and zoom link will be posted at: www.TheHOAElectionGuys.com/greenwoodtustin

This Meeting of the Members is being held to vote on the election of ONE (1) director.

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

The Greenwood in Tustin Legacy Maintenance Corporation bylaws define a quorum as “25%” of the voting power of the association, or 94 members.

Enclosed with this notice is your Official Ballot - please return your ballot so that we can meet quorum!

Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the yellow Secret Ballot Envelope.
DO NOT MARK THE YELLOW ENVELOPE
DO NOT MARK THE BALLOT EXCEPT TO CAST YOUR VOTE
- 3) Insert the sealed Secret Ballot (yellow) Envelope into the provided white envelope which is addressed to The Greenwood in Tustin Legacy Maintenance Corporation care of the HOA Election Guys
- 4) **SIGN THE LEFT-HAND CORNER OF THE WHITE ENVELOPE!!!!**
(Your vote will not count if you do not sign the envelope)
- 5) Apply postage and mail – Mailed ballots must be received by December 14, 2022.

The envelopes are already pre-addressed with our return address (and our address is also reflected on the footer of this letter).

If quorum is not reached at this meeting, the members in attendance at the meeting can vote to reconvene the meeting to a later date. 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

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.

CANDIDATE STATEMENTS

(Additional statements on reverse)

Tibor Kelemen

My family and I have lived in the community since 2014, and we feel grateful to be part of this community. While we love the neighborhood and many of our neighbors, several things compel me to run for the board of directors position. But before I spell out why I would like to serve on the board, let me briefly introduce myself and my qualifications.

My name is Tibor Kelemen. I immigrated to the US at age 18 from Transylvania, Romania. I am the father of Ava (9), James (5), Mia (3), and Bruno (our 3-year-old family dog) and partner to Tam Doan, the kindest person I know on this planet. By profession, I run a real estate development and property management company. I have been in the development world for the past twenty years, mainly in Orange County. We deal with luxury residential home and multi-family entitlements, low-rise office buildings, class A office towers, and mixed-use adaptive reuse projects. We also manage over 250 tenants that range from industrial, flex, and office users. In my spare time, I am an amateur athlete and adventurer, and I love to travel with my family.

Now, the reason I would like to serve on the board of directors are as follows:

I want to explore securing our neighborhood by adding gates to the four entry points into the community. I believe I have the experience and qualifications to pursue that in earnest without spending much money on consultants. From a site and traffic study to a formal submittal to The City to showing up to Planning Commission hearings, I deal with that daily as part of my job. The gates would reduce traffic inflow into the community, provide more parking safety and help increase our home values. Our reserve budget is healthy enough to allow us to flush this out without significant spending and much to gain.

I want to pay more attention to our neighborhood landscaping. We must correct our irrigation and overall landscape issues. We must pay more attention to plant selections that have never taken off, trees dying from being over watered, or trees not getting replaced at all following high wind conditions. I believe more should be done to enhance our community, and I am willing to take the time to address this.

I want to explore changing our bocci ball courts. In the past five years, I have seen the bocci ball court used once, and I am at the park daily with our kids or when walking our dog. It is a waste of space and an ill-suited use. The community would benefit more from a range of outdoor fitness equipment offering health and wellness for teens, adults, and seniors. And as with a gated community, an outdoor community fitness element would also enhance our home values and provide more community engagement.

I thank you for taking the time to read through my candidacy statement. If you feel these issues are worthy of pursuit, I would be honored to represent you on the board and appreciate your vote.

CANDIDATE STATEMENTS

(Additional statements on reverse)

Amtoj Randhawa

I am a first-generation American Citizen (parents immigrated here from India in the '70s), and I live in the Community with my wife, Navi, and my baby boy, Zayne. I'm a practicing attorney with the law firm of Bryan Cave (an international firm with over 1,300 lawyers across 30 cities in North America, Europe, Middle East, and Asia), and I routinely deal with complex business, real estate, and commercial issues. I would like to use my legal knowledge and skills, along with my analytical problem-solving abilities, to enhance our community for our residents. As someone who has recently become a father, I understand the importance of safety and security in our community, and I would like to do my part in ensuring that the community is using its resources in the best, most practical and efficient manner.