



Canfield Vistas Homeowners Association

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. Three 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.

The HOA Election Guys
Kevin Langley
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

March 5, 2026

A Meeting of the Members will be held as follows:

Date: April 20, 2026 (All mailed ballots must be received by us by April 19, 2026)
 Time: 5:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/canfield)

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting:
Scott Management Company – 3820 Del Amo Blvd, Suite 324, Torrance, CA 90503

This Meeting of the Members is being held to vote on the election of FIVE (5) 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 Canfield Vistas Homeowners Association bylaws define a quorum as “one-third (1/3)” of the voting power of the association, or 15 members. This quorum requirement is lowered to 20% (9 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!

Please note: Canfield Vistas has a Special Assessment election taking place at the same time as this one. Election material for each will arrive separately in its own ballot package. Please keep ballots separate and return them in their distinct return envelopes. **Do not send ballots together in the same return envelope.**

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!**

The HOA Election Guys
Kevin Langley
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Canfield Vistas Homeowners Association
c/o The HOA Election Guys - CanfieldVistasFILE(44+2) BOD
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

J. Damian Anastasio

I've been on the board for over 15 years and know the ins and outs of the building. I am easily approachable and will listen to all sides. I have a calm demeanor and want the best for everyone who lives here.

Elizabeth Kennedy

I have been living at Canfield Vistas since 2021, and during that time I've developed a deep appreciation for the unique character, community, and shared responsibility that makes our building such a desirable place to live.

In my professional life, I work in the media industry, where I spend a lot of time making things run smoothly, using data to make smart decisions, and working closely with different teams to get things done. These skills translate directly into effective HOA leadership—balancing quality-of-life improvements with smart financial stewardship.

My vision for the Association is simple and focused:

- Protect property values through thoughtful, well-planned common-area improvements.
- Maintain a financially strong, forward-looking HOA with clear budgeting, proactive maintenance planning, and long-term capital project visibility.
- Improve communication and transparency, ensuring all homeowners feel informed, heard, and involved.
- Enhance curb appeal and modernize shared spaces so our building continues to stand out positively in the neighborhood.

As a board member, my goal is to help prioritize projects that deliver high impact— beautification, and preventative maintenance—while staying mindful of cost efficiency. I want our decisions to reflect both short-term needs and long-term value, ensuring we remain a well-run, well-maintained community for years to come.

I attend board meetings regularly and understand the importance of consistency and participation when managing a community. Collaborative leadership only works when the board is actively engaged, and I am fully committed to showing up prepared and ready to contribute.

I'm running because I truly care about our community and want to help foster a building where residents feel proud of their home, protected in their investment, and confident that the HOA is working with clarity, intention, and care. Thank you for your consideration

CANDIDATE STATEMENTS

Jennifer Millier

Candidate Statement of Jennifer Millier (she/her)

- 1) How long have you been a member of the association?

July 2015

- 2) If you are currently on the board - how long have you been in this role?

I joined Board and became President of the Association in April 2023.

Any accomplishments you want to point out?

My major accomplishments have been overseeing the start of our walkway and balcony repair project, the re-coating and waterproofing of our roof, and the upgrading of our electrical control panels. I am committed to seeing the completion of the balcony repair project in 2026. I strive to communicate when building projects are going on and what to expect by posting notices and building updates whenever I can.

- 3) What is your background?

Originally from the San Francisco Bay Area, I have lived in the building since 2015. You may have seen me around the building or neighborhood with my rescue dogs.

I studied political science at UCLA and attended UC College of the Law, San Francisco (formerly known as UC Hastings). I am a trial attorney and own a law firm (Millier Law, Inc.).

If given the opportunity, I look forward to continuing to serve as a Board member.

- 4) What is your vision for the Association?

I envision an Association that is proactive in maintaining and updating our aging building, to help improve and preserve everyone's home and investment. Ideally an Association's Board communicates with its members and improves the quality of life in the building, whether through small or large projects.

- 5) What do you hope to accomplish as a board member?

I would like to see the walkway and balcony repair project through completion.

- 6) How regularly do you attend board meetings?

I attend every meeting.

- 7) Have you ever served on a Board of Directors before (for an association, non-profit, company)?

Yes. I served as President of the Santa Monica Bar Association from 2018-2019 and currently serve as a trustee.

CANDIDATE STATEMENTS

Andree Roda

I have been a home owner at this building for 36 years and a board member for 8 or 9 years. I would like to stay on the board during this exciting time of up-grading and up-dating our building. I'm looking forward to it being the star of the street.

Pascal Tixhon

I have been a member of the Association since 2023 and have served as Vice President since that time.

Since joining the Board in 2023, I believe we have made significant progress in improving both the safety and condition of our community. Key accomplishments include upgrading the camera system, reinforcing building security, completing plumbing upgrades throughout the entire building, repainting all fences and gates, repairing all walkway railings, repainting common area floors, repairing emergency balconies, and completing roof repairs and re-waterproofing. Throughout these projects, my focus has been on finding cost-effective solutions that save money while maintaining the property, keeping the building on a scheduled maintenance plan, and ensuring compliance with current safety and building codes.

My professional background is in construction, which allows me to contribute practical knowledge, oversight, and hands-on experience to Board decisions and projects.

My vision for the Association is to complete all remaining balcony work and continue improving Canfield as a safe, well-maintained, and desirable place to live. I am committed to staying actively involved in all current projects and any future projects that arise.

I attend every Board meeting consistently and remain fully engaged in Association matters.

Prior to serving on the Canfield Board, I had not served on a Board of Directors. However, since joining in 2023, I have been fully committed to learning, participating, and contributing to the success of our community.

Casey Vastano

I have been on the board a few years now and would like to see some projects through to completion. These have been some very hard years with tough decisions to be made, but I've been proud to work with this group as we try to make our home the best it can be in these trying times. I appreciate your consideration