

**Port 121 Homeowners Association**

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

Lordon Management Company
JoAnne Young
1100 Flynn Road, Suite 204
Camarillo, CA 93012

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.

September 14, 2026

A Meeting of the Members will be held as follows:

Date: October 14, 2026 (All mailed ballots must be received by us by October 13, 2026)
Time: 6:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/port121)

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: **The Lobby**

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 Port 121 Homeowners Association bylaws define a quorum as "per applicable law", which in this case is California Corporations Code 7512 (a). This law states when bylaws do not provide a specific quorum requirement, the quorum is "33 1/3%" of the voting power of the association, or 12 members. This quorum requirement is lowered to 20% (7 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!**

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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)

Bethany Estrada

I have been a homeowner in Port 121 for four years and have proudly served on the Board of Directors since 2023. During my time on the Board, I have attended every board meeting except one.

Professionally, I serve as a Chief Operating Officer and operational efficiency consultant and am a licensed California attorney with a JD and MBA. My work focuses on improving operations, controlling costs, negotiating vendor contracts, and strengthening organizational governance. On the Board, I have focused on careful review of governing documents, contracts, and legal issues to help ensure our decisions are consistent with our CC&Rs, applicable law, and the long-term interests of the Association.

During my service on the Board, the Association has not increased regular assessments. I remain committed to responsible financial stewardship while maintaining the quality of our community.

If re-elected, I will continue looking for opportunities to improve efficiency and reduce costs without sacrificing service. One initiative I would like to pursue is partnering with our Master Association to leverage shared vendor services where appropriate. As a 35-unit community, we have limited purchasing power on our own, but strategic collaboration could help us achieve better pricing and high-quality service standards.

My goal is to protect our property values through responsible financial stewardship, thoughtful maintenance, and sound governance. I believe HOA decisions should be made by the Board as a whole, based on our CC&Rs, governing documents, and applicable law, with transparency, consistency, and fairness for all homeowners. Over the past year, the Board has made meaningful progress toward more collaborative governance, stronger oversight, and more consistent decision-making, and I look forward to continuing that work if re-elected.

CANDIDATE STATEMENTS – (Additional statements on reverse)

Alexander Goland

Alex Goland, Director

I have been a member of the HOA since 12/1/2021.

I have been a member of the Board of Directors since 2023.

I joined the Board in the interest of trying to make sure that the HOA dues were kept in line and not randomly increased every year. When I purchased my Condo, the HOA dues were \$725 per month. A year later they went up to \$847 per month. Once on the board in 2023, I was able to review the financials and make recommendations to keep the HOA dues constant for the last 4 years, including the coming year, and hope to watch our community become a stable financial entity.

My current occupation is a licensed CPA in the state of California. I have been a CPA for 49 years and I feel I bring a wealth of financial experience to the Association.

My vision and hope is to see the Association come together to enhance the pleasure of living in this beautiful building, with friendly neighbors and a stable financial entity. As our reserves grow, I would someday like to try to lower the monthly dues, who knows it could happen!

Hayk Hakobyan

I've had this unit since 2024 November 15th. I live here full time.

I'm a 34 year old software engineer. Just trying to make the place we live better.

I'll attend the board meeting as they come up, I work from home.

CANDIDATE STATEMENTS – (Additional statements on reverse)

Barbara Jolene Lewis

I have been a member of the association for 3 1/2 years. I am interested in becoming a member of the Board in order to have an active role in determining how to maintain, improve, and support our community. I bring over 20 years legal experience to the table, and am hopeful that this skill set can be of some benefit to the association. I am blessed to be a part of this lovely, small community and look forward to collaborating with the kind people who have so generously donated their time.

Mathew Spiwak

Current member at large and homeowner at Port 121. Actively involved with the current issues with the plumbing, electrical and maintenance within the building. I'm a licensed contractor with the State of California and business owner.

CANDIDATE STATEMENTS – (Additional statements on reverse)

David Johnson

I am offering to volunteer my time and experience to Port 121 owners by serving on the HOA Board of Directors. I have listed my qualifications below. If elected the following will be some of my priorities:

Hold more often HOA Board meetings scheduling them at regular intervals such as monthly on the 2nd Wednesday of the month at 6pm. Knowing the meeting dates and times well in advance should help make it possible for owners to schedule time to participate and give the board input. Having served for just a few months it has become apparent that the lack of regular meetings is causing great delays in getting things done. It is my belief that the agenda should not only be posted but also emailed to all owners prior to the meeting. Transparency and encouraging owner input/participation are important to me.

I first got interested in joining the board after my car was ticketed numerous times while parked in my deeded spaces in the owners section, behind two security gates, for failing to have a parking pass. I was unaware I needed a pass for parking in my own spots but immediately got passes. I believe our parking rules and the areas the guards are asked to patrol and give tickets at needs to be thought over and changed.

We have very few amenities (mainly the courtyard and lobbies) and they have been allowed to fall into unsafe and conditions of disrepair. I have spent my first few months on the board working hard to get the grills replaced, repair the plumbing and gas lines under the grills, prevent water from leaking through an electrical conduit in the palm tree planters into the main service panels in the electrical room and installing new lights in the planter boxes after the leaking conduit is fixed.

Other items I see as a priority are working to get popouts on the sewer drains to prevent backups inside owners' units. This has cost the HOA a great amount not to mention the chaos an owner experiences. Replacing soiled carpeting, locating the source and repairing several areas of water intrusion through ceilings and walls before additional damages occur, refreshing the lobbies and trash room, making sure all sump pumps are working and being serviced, making sure our reserve funds are invested safely and earning a reasonable amount of interest, diverting water entering the garage entrance, cleaning & organizing all storage spaces and eliminating hazardous materials are things I would like to see accomplished. Hopefully many of the above items will be complete by the time this statement goes out before the vote.

Going over our insurance policies and coverages to get the best cost/risk benefit is also important as is setting up systems with commonsense guardrails to empower subcommittees and our property manager to be able to get things done faster.

Feel free to contact me should you have any questions or ideas you would like to share. I look forward to serving on behalf of all owners and making Port 121 a safe and inviting place for all, while being a good steward and protecting the value of our investments.

Thank you for your consideration,

Dave Johnson

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864-247-9450

- Real estate broker licensed for over 50 years in several states
- Commercial and residential real estate owner and manager in multiple states for 50 plus years
- Have owned property management company managing several hundred properties including maintenance, eviction and escrow divisions
- Owned a mortgage company and was in the mortgage business for over 20 years
- Previously licensed insurance agent
- Founder of a non profit organization and served on the board of directors for 18 years.
- Served as board member for several different churches
- Extensive knowledge on real estate repairs/remodeling and construction.
- Experienced in reading and understanding financial statements, account ledgers and P&L's
- Familiar with Excel Spreadsheets
- 69 years old, healthy and active
- No criminal records, never filed bankruptcy
- Retired since 2004, but currently involved in managing my own real estate portfolio and investments