

**Encino Park West Homeowners Association**

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

Erik Brewer - ICON Realty Services
15821 Ventura Blvd, Suite 665
Encino, CA 91436

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.

November 7, 2025

A Meeting of the Members will be held as follows:

Date: December 16, 2025 (All mailed ballots must be received by us by December 15, 2025)
Time: 7:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/encino)

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 HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

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 Encino Park West Homeowners Association bylaws define a quorum as “50%” of the voting power of the association, or 33 members. This quorum requirement is lowered to 20% (13 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

Alan Duke

It has been an honor to serve on the Encino Park West HOA Board the past two years. I am offering to serve for another year, if you will have me. My goal is to preserve and improve our wonderful community. I understand how special assessments and rising fees are a burden to many of us. We must be careful stewards so that we get the most out of what we contribute.

Mary Gilroy

No candidate statement was provided by this candidate.

Judith Godessoff

I have been the Vice-President here at Encino Park West for two years. I have worked hard to help the association run smoothly. I have learned a lot about our needs, our finances, and what issues we will be confronting in the near future. I love this building. The job is not an easy one, but we all have to work together to fix our problems, and make this the wonderful building it has always been.