



**Madison Gardens 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. 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.*

Associa - Edison Guerra  
7901 Stoneridge Dr Suite 207  
Pleasanton, CA 94588

August 8, 2024

A Meeting of the Members will be held as follows:

Date: September 9, 2024 (All mailed ballots should be received by us by September 8, 2024)

Time: 5:00 PM

Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/madison](http://www.TheHOAElectionGuys.com/madison))

**Physical location to attend the zoom meeting: Associa Northern California - 7901 Stoneridge Dr, Suite 207, Pleasanton, CA 94588**

This Meeting of the Members is being held to vote on the election of THREE (3) 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 Madison Gardens Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 11 members. This quorum requirement is lowered to 20% (4 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!**

Associa - Edison Guerra  
7901 Stoneridge Dr Suite 207  
Pleasanton, CA 94588

**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!)

**Madison Gardens Homeowners Association**

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

## CANDIDATE STATEMENTS

### Rose Carino

I have served on the Board for a number of years. I represent the important perspective of a non-resident owner. Unfortunately, we are experiencing challenging times with our property. Having served since 2017. I possess a historical context that can help guide our actions moving forward.

### Patricia Esteva

I have lived here for 3.5 years and am currently serving as VP of the HOA. I have served on past HOA Boards, and I feel it is important to be involved with the overseeing and Mgmt of where I live. I look forward to helping this HOA improve our property in the years to come so we all benefit.

### Pamela Kullberg

I have been a member of Madison Gardens HOA 20 years; and a current Board member.

Board Accomplishments: New front door, new area rug in lobby & carpet on 2nd floor & tile on floors 1st & 2nd floor garbage rooms (removed carpet), Pool Shed, new pool patio furniture. Hired new pool maintenance company. Implemented composting & battery/cell phone recycling, termite inspection

Updated/Prepared/Input: House Rules, Water Intrusion & Leak Policy, Plumbing Policy, CCRs & Bylaws, Parking Permits, Maintenance & Repair Procedures, Reserve Study.

Board Meetings should be once a month. We have been meeting once a month; most months it's been two or maybe three times. We are trying to bring this community back to life!

Thank you  
Pam Kullberg



### ***A Note from The Inspector of Elections:***

*After the nomination period closed, we received a nomination from the member below. Since the nomination came in after the nomination period had closed, we are not able to print their name on the ballot. You can vote for this member by writing their name on the ballot, and casting vote(s) as you would for any of the other candidates. Please note that this member, or any other write-in candidates, would need to be nominated from the floor of the meeting to be elected to the board.*

### Amanda Rivera

Since purchasing my unit in July 2020 I have taken an active role in this community and currently serve as the President of the board. I would love to see us revitalize and renovate this community after decades of delayed repairs. We need to restore property value and make our common areas useable again.