



**La Mirada Landmark Adult
Community Association**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Debra Guzman
Lordon Management
1275 Center Court Drive
Covina, CA 91724

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 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

March 7, 2025

A Meeting of the Members will be held as follows:

Date: April 16, 2025
Time: 6:00 PM
Location: The Main Lounge
All mailed ballots should be received by us by April 15, 2025.

This Meeting of the Members is being held to vote on the election of FOUR (4) 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 La Mirada Landmark Adult Community Association bylaws define a quorum as “a majority” of the voting power of the association, or 261 members. This quorum requirement is lowered to 20% (105 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)

Donald Buchanan

I have served on the Board of Directors for over six years, holding the offices of both President and Secretary during that time. I am a retired Presbyterian minister and have worked with boards and committees for many years. My primary concern is for the welfare and betterment of all residents at Landmark. Your vote for me is most appreciated.

Patricia Moseley

Current board member who has served as treasurer for the past year and a half. My degree in business administration and accounting are from USC. I am retired from a 55-year career as the CFO of two different companies. As a volunteer I have been the treasurer for my church and served for 7 years as a Trustee for the Presbytery in charge of the repairs and contracts for all churches (45). I am currently serving on the HOA ACC committee and have brought the finances back to order. We are no longer in a negative status in our reserve accounts, we have a 2:1 ration of funds available in our operating account as required, and have paid back the 2023 amount due to reserves from overspending of the 2023 budget. We have a balanced budget set up for 2025 with the lowest assessment set aside to complete the Phase 8 and Phase 7 (1/2) construction to remove siding, do stucco work and paint residences and garages. We are funded to replace another 6-7 new roofs, we have preventive maintenance contracts in place for roofing, termites, A/C units, pool, and landscaping (trees). We hope to keep the same board in place to see these projects to completion in 2025.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Yongsoo Hwangpo

No statements were provided by these candidates:

Jack Walley

My name is Jack Walley, I have been a La Mirada Landmark resident for over 22 years now. I have served as President, Vice President and director for the La Mirada Landmark Board of Directors and Chairman of the Architectural Committee for approximately 18 years.

I intend to work hard for the community and keep all the residents' best interest in the forefront when making decisions.

Thank you for the opportunity to serve on the Board of Directors.

제 이름은 잭 월리 (Jack Walley) 이며, 22년 이상 랜드마크에 거주하고 있습니다. 지난 18년간 이사회의 의장, 부의장, 평이사 및 건축위원회의 위원장으로 봉사해 왔습니다.

커뮤니티를 위해 열심히 일하고자 하며, 어떤 결정을 내릴 때에는 입주자의 이익을 최우선 순위로 두고자 합니다.

랜드마크 이사회에서 봉사할 기회를 주시면 감사하겠습니다.

JANET CATES

My name is Janet Cates, and I am, once again, a candidate for Landmark's Board of Directors.

I had previously served on the Board for 8 ½ years and decided to step down for a year. I had been on the Board beginning in 2015 serving as Member-At-Large, Treasurer, Secretary, and President of the Board during that time.

Before being on the Board, I served as Activity Committee Chairman for 2 years and was very active in our community. I am currently a member of the Activity Committee and am Chairman of the Landscape Committee.

I live with my sister, Barbara Navarro, and have been in Landmark since 2010. I think Landmark is a wonderful place to live and will do my best to help make it an even better place with the decisions I will make as a Board member. I still get calls for assistance and help when I can.

I would like to serve on the Board of Directors again and would appreciate your vote. Thank you very much.

제 이름은 재넷 케이츠 (Janet Cates) 이며 랜드마크 이사회에 다시 출마합니다.

저는 8년 반 동안 이사회에서 봉사하였으며 과거 일 년 동안은 사퇴했었습니다. 2015년에 이사로 선출되어서 평이사, 재정 담당 이사, 서기 그리고 이사회 의장으로 일했습니다.

이사회에 들어가기 전에는 행사활동위원회 (Activity Committee) 의 위원장으로 2년간 매우 활동적으로 일했습니다. 현재도 행사활동위원회의 위원이며, 동시에 조경위원회 (Landscape Committee) 의 위원장입니다.

저는 자매인 Barbara Navarro 와 함께 살고 있으며 2010년부터 랜드마크에 거주하고 있습니다. 랜드마크는 살기에 아주 좋은 단지이며, 이사회 멤버가 되면 더 좋은 단지로 만들기 위해서 최선을 다하여 노력할 것입니다. 지금도 도와달라는 요청을 받고 있으며 할 수 있는 한 돕고 있습니다.

이사회에서 다시 봉사하고 싶으며, 저를 뽑아 주시면 감사하겠습니다.

JEONG LEE

Subject: Candidacy for Board of Directors

Dear Landmark Community Residents,

My name is John Lee (Jeong S. Lee), and I am honored to have served as a member of the Board of Directors for the La Mirada Landmark Community for the past nine years, as well as a member of the Architectural Control Committee (ACC) for 11 years. I am pleased to announce my candidacy for re-election to the Board of Directors in April 2025.

Throughout my tenure, I have enjoyed working closely with the community to enhance our shared living environment. Drawing on my 20 years of professional experience as a tax practitioner and commercial real estate agent, I have brought valuable skills in planning, negotiation, and decision-making to my roles on the Board and ACC.

As a committed and passionate community member, I take pride in contributing to the betterment of our neighborhood. Together, we've achieved significant milestones, including:

1. Completing phases I through V of woodwork, stucco repairs, and painting (including garages).
2. Repairing all balconies, vinyl fences, and metal garage doors.
3. Successfully completing the SB 326 compliance project.

Looking ahead, I remain dedicated to continuing this progress. My goal is to advocate for practical and cost-effective solutions that serve the best interests of all Landmark residents. I pledge to approach every decision with honesty, transparency, and a commitment to preserving the quality and value of our community.

Thank you for your trust and consideration. I look forward to the opportunity to continue serving the Landmark Community.

Best regards,
John Lee (Jeong S. Lee)

주제: 이사회 후보 등록 안내

랜드마크 커뮤니티 주민 여러분께,

안녕하세요, 저는 John Lee, (이종순)입니다. 지난 9 년 동안 라미라다 랜드마크 커뮤니티 이사회 위원으로, 그리고 11 년 동안 건축 통제 위원회(ACC) 위원으로 봉사할 수 있었던 것을 영광으로 생각합니다. 이번에 2025 년 4 월 이사회 재선에 출마하게 되었음을 알려드립니다.

임기 동안, 저는 커뮤니티와 긴밀히 협력하며 우리 공동체의 생활 환경을 개선하기 위해 노력해 왔습니다. 세무 전문가와 상업 부동산 중개인으로 20 년 동안 쌓아온 직업적 경험을 바탕으로, 계획, 협상, 의사결정에 필요한 귀중한 기술들을 이사회와 ACC 에서 발휘해왔습니다.

헌신적이고 열정적인 커뮤니티 일원으로서, 저는 우리 이웃의 발전에 기여하는 것에 큰 자부심을 느낍니다. 함께 이뤄낸 주요 성과로는 다음과 같습니다:

1. 목재 작업, 스타코 보수, 페인팅(차고 포함) 1 단계에서 5 단계까지 완료.
2. 모든 발코니, 비닐 펜스 및 금속 차고 문 보수.
3. SB 326 규정 준수 프로젝트 성공적으로 완료.

앞으로도 이러한 성과를 이어가도록 노력할 것입니다. 제 목표는 모든 랜드마크 주민의 최선의 이익을 위해 실용적이고 비용 효율적인 해결책을 제안하고 실천하는 것입니다. 저는 모든 결정을 정직하고 투명하게 내리며, 우리 커뮤니티의 품질과 가치를 유지하기 위해 최선을 다할 것을 약속드립니다.

저를 신뢰하고 검토해 주셔서 감사합니다. 앞으로도 랜드마크 커뮤니티를 위해 계속 봉사할 기회를 기대합니다.

감사합니다.

John Lee,(이종순) 드림

DUAINE OSBORNE

Hello, my name is Duaine Osborne and I'm asking for your vote to return me to the Board of the La Mirada Landmark Adult Community.

I first moved to La Mirada in 1959 and moved into this Landmark adult community in 2022. During the previous 43 years, my wife (Georgia Osborne) and I raised our family in the La Mirada Landmark homes neighborhood just behind our complex. I guess you would say we moved about 150 yards away.

I was pleased to see my wife immediately enjoy participating in our new Landmark community and she encouraged me to do the same. My first general membership meeting alerted me to the fact we had a few issues to resolve and I chose to see if there was any way I could contribute. I began reviewing some of the HOA concerns such as finances, spending, and communication. Soon thereafter, I was asked if I would fill an open position on the Board. I agreed and I am now asking for your vote to officially return me to the Board as an elected member.

I ran my own small manufacturing business for 55 years (the first 17 with my father) and retired in 2024. I had to deal with budgets, financials, purchasing, customer service, and much more. I believe my business experience can assist me to serve both the Board and community. While serving on the Board, I've learned it is a big challenge for seven volunteers and I'm confident I can be of value if elected. More importantly, I understand the community's HOA finances should not be taken lightly. As your Board member, I am obligated to assure funds are used efficiently. With those promises in mind, I humbly ask you for your vote in the upcoming election. Thank you.

Sincerely,

Duaine Osborne
DuaineOsborne@aol.com

DUAINE OSBORNE

안녕하세요, 제 이름은 Duaine Osborne입니다. 저를 La Mirada Landmark 성인 커뮤니티 이사회로 복귀시킬 수 있도록 여러분의 한 표를 부탁드립니다.

저는 1959년에 처음 La Mirada로 이사했고 2022년에 이 랜드마크 성인 커뮤니티로 이사했습니다. 지난 43년 동안 제 아내(조지아 오스본)와 저는 우리 단지 바로 뒤에 있는 La Mirada Landmark 주택 동네에서 가족을 키웠습니다. 우리가 약 150야드 떨어진 곳으로 이사했다고 말할 것 같습니다.

나는 내 아내가 즉시 새로운 랜드마크 커뮤니티에 참여하는 것을 좋아하는 것을 보고 기뻐하며 나에게도 그렇게 하도록 격려했습니다. 나의 첫 번째 총회에서 우리가 해결해야 할 몇 가지 문제가 있다는 사실을 알게 되었고, 내가 기여할 수 있는 방법이 있는지 알아보기로 결정했습니다. 나는 재정, 지출, 의사소통과 같은 HOA 문제 중 일부를 검토하기 시작했습니다. 얼마 지나지 않아 저는 이사회에 공석을 채울 것인지에 대한 질문을 받았습니다. 저는 이에 동의했으며 이제 제가 선출된 회원으로서 공식적으로 이사회에 복귀할 수 있도록 여러분의 한 표를 요청합니다.

저는 55년 동안(아버지와 함께 처음 17년) 소규모 제조 사업을 운영했고 2024년에 은퇴했습니다. 예산, 재무, 구매, 고객 서비스 등을 처리해야 했습니다. 저는 저의 사업 경험이 이사회와 지역사회 모두에 봉사하는 데 도움이 될 것이라고 믿습니다. 이사회에서 봉사하는 동안 저는 이것이 7명의 자원봉사자들에게 큰 도전이라는 것을 배웠고 선출된다면 제가 가치 있는 사람이 될 수 있다고 확신합니다. 더 중요한 것은, 저는 지역사회의 HOA 재정을 가볍게 여겨서는 안 된다는 점을 이해합니다. 귀하의 이사회 구성원으로서 저는 자금이 효율적으로 사용되도록 보장할 의무가 있습니다. 이러한 약속을 염두에 두고 다가오는 선거에서 여러분의 한 표를 겸손히 부탁드립니다. 감사합니다.

감사합니다,

듀에인 오스본

DuaineOsborne@aol.com