



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

Erica Healey - Platinum Management
65 Enterprise, Suite 460
Aliso Viejo, CA 92656

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

August 24, 2026

A Meeting of the Members will be held as follows:

Date: September 24, 2026 (All mailed ballots should be received by us by September 23, 2026)
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/altafinisterra)

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 and ONE (1) delegate to the Lake Mission Viejo Association (LMVA).

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Alta Finisterra Condominium Association, Inc. bylaws define a quorum as “51%” of the voting power of the association, or 104 members. This quorum requirement is lowered to 20% (41 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)

Karoly Kozak - Candidate for Director

I'm seeking election to the association board because I care about our community and want to help maintain a safe attractive and financially responsible place to live.

Michael Martin - Candidate for Director and Lake Delegate

My experience provides extensive qualifications to improve our association and enhance the quality of life for our members and their guests. Making things better for everyone is my goal.

I have worked for home builders, real estate developers, energy efficiency non-profits, and mortgage lenders, large and small. I have volunteered with the Boards of financial institutions and homeowners associations such as ours. I understand real estate and finances better than most.

I ask for your vote in the upcoming Board of Directors election.

Ryan Raygoza - Candidate for Director

No statement was provided by this candidate.

Shelley Sutton - Candidate for Lake Delegate

I have owned here since 2018 and served on the board for one year and was elected for two years. Served on the architectural committee for one year.

I have 20 years experience in upper management in the facility service industry

Eric B. Bashaw – Candidate Statement

Board of Directors – Alta Finisterra Condominium Association

I feel fortunate to have called Alta Finisterra my home since 2016. Nestled in the shadow of Santiago Peak and surrounded by National Forest, regional parks, wilderness areas, historic sites, beaches, airports, and world-class healthcare—all within a 30-minute drive—this is truly a special place to live.

I currently serve as the **Vice President of the Board of Directors**, having joined the Board on **July 31, 2025**, and stepping into the Vice President role on **August 28, 2025**.

I bring more than **30 years of experience** in communications infrastructure and facility construction. I began my career as a maintenance technician and worked my way up through the ranks, gaining hands-on knowledge in **project cost estimation, project management, quality-control inspections, and long-range planning**. This background gives me a practical, real-world understanding of how to maintain a property efficiently and cost-effectively.

I'm running for the Board with a clear vision: **save money through proactive, common-sense maintenance so we can finally afford the improvements this community deserves—without raising dues**.

Over the past year, this approach has already delivered measurable results. By shifting from reactive repairs to planned maintenance, we've reduced overall maintenance costs by **25%** while addressing issues from the top of our buildings all the way down through the drainage system:

- **Tree trimming** to keep leaves off roofs and out of drains
- **Roof repairs and flat-roof drain cleaning** to prevent costly leaks
- **Crawl-space inspections and remediation** to stop moisture before it becomes structural damage or fungus
- **Routine water-jetting of landscape drains** to keep water flowing away from buildings, keeping things dry and reducing insects

These efforts aren't just maintenance tasks—they're proof that a proactive strategy keeps our buildings dry, protects property values, and prevents the expensive emergencies that drain our reserves.

My goal moving forward is simple: **keep the community dry, protect our assets, and reinvest the savings into the “finer things” residents have been asking for—better pool facilities, improved gates, and enhanced landscaping—while staying within our existing budget and contributing smartly to our reserves**.

No more dues increases. No more deferred maintenance. Just disciplined planning, transparency, and results.

Let's keep the momentum going.

(Additional statements on reverse)

CANDIDACY STATEMENT

My name is **Jan Garabedian**. I am an Alta Finisterra homeowner since 1994 and obviously love my community.

I have served on the board several times, attended board meetings since 1994 and am well aware of the maintenance, landscaping, and all other issues of our aging beautiful community and am determined to preserve it.

I'd like to assist the board in their ongoing projects and finish the projects that were started through the years without completion. I also would like to assist PMP Management in uploaded our minutes, newsletters and all financials in a timely manner.

I also want to focus on the pool our most used amenity. The furniture was purchased in 2019 and needs attention. The landscaping and the pool deck of course is a major issue to be discussed with a plan to replace.

Our gates are also need to be addressed. They are 40 years old and have been repaired and costly maintained.

It would be nice to see more homeowners go to meetings and listen to their suggestions and concerns. By attending meetings and offering suggestions, homeowners can understand why decisions are made. We all have careers and interest/hobbies, the board can benefit from participation. I purchased signs and put them up at both gates reminding of the upcoming meeting location or zoom. I am concerned that the same 5/6 homeowners take the time to attend....maybe offer the board suggestions on how to get more attendance. **Our community needs you.**

I consider myself lucky to live in the heart of Mission Viejo, walking distance to beautiful Lake Mission Viejo.

I think we should all keep that in mind and do whatever it takes to preserve our property values.

Jan Garabedian
mbomnia@cox.net
949-235-5700

Vincent A. Thomas – Candidate Statement

Board of Directors – Alta Finisterra Condominium Association

Vinny “Bag A Bagels” Thomas has been a pillar of this association for so long that historians have begun measuring time in **Vinnian Eras**. His service on the board spans an awe-inspiring **715 years**, during which entire civilizations have risen, fallen, and quietly admitted they could never live up to his example.

He has resided in this community for **1.2 million years**, a tenure so long that geologists consult him when carbon-dating the neighborhood. Fossils ask him for advice.

During his legendary stewardship, Vinny saved the association an estimated **14 zillion dollars**—a number so large that mathematicians are still arguing about how many zeros it should have. Economists now use “**One Vinny**” as a unit of financial efficiency.

And of course, who could forget the **Great Maintenance Miracle**? For ten consecutive months, Vinny singlehandedly reduced costs through sheer force of will, strategic brilliance, and an uncanny ability to fix anything simply by glaring at it.

Simultaneously—because multitasking is his nature—he protected the community by reminding rogue coyotes that they, too, must follow the CC&Rs.

In short, Vinny is not merely a board member. He is a **myth**, a **legend**, a **geological epoch wrapped in a cardigan**. The association doesn’t just appreciate him—it **orbits** him.

In all seriousness...

I have proudly called Alta Finisterra my home since **1996—30 years**. I currently serve as the **Member-at-Large** of the Board of Directors, having joined the Board on **August 28, 2025**.

I’m a positive, people-focused team builder. My closest friends and neighbors live right here in Alta Finisterra, and I feel a genuine sense of responsibility for everyone’s wellbeing.

I work well with all current members of the Board, and we share the same vision: **financial recovery, consistent property maintenance, and a community that thrives through cooperation rather than conflict**.

I’m grateful to have so many allies and supporters within the community. Together, we can ensure **no more dues increases**, that **our reserves continue to grow**, and that through **consistent, proactive maintenance**, every homeowner stays warm, dry, and confident in the long-term health of our property.

Let’s keep the momentum going!