



July 5, 2022

Attention All Members:

A Meeting of the Members will be held as follows:

Date: August 9, 2022

Time: 5:30 PM

Location: via zoom

Meeting info and zoom link will be posted at: [www.TheHOAElectionGuys.com/markiii](http://www.TheHOAElectionGuys.com/markiii)

This Meeting of the Members is being held to vote on the election of three (3) directors.

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

The Mark III Homeowners Association - Fullerton bylaws define a quorum as "50%" of the voting power of the association, or 72 members. This quorum requirement is lowered to 25% (36 members) at a reconvened meeting.

Enclosed with this notice is your Official Ballot - please return your ballot so that we can meet quorum!

Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the yellow Secret Ballot Envelope.  
**DO NOT MARK THE YELLOW ENVELOPE**  
**DO NOT MARK THE BALLOT EXCEPT TO CAST YOUR VOTE**
- 3) Insert the sealed Secret Ballot (yellow) Envelope into the provided white envelope which is addressed to Mark III Homeowners Association - Fullerton care of the HOA Election Guys
- 4) **SIGN THE LEFT-HAND CORNER OF THE WHITE ENVELOPE!!!!**  
(Your vote will not count if you do not sign the envelope)
- 5) Apply postage and mail – Mailed ballots must be received by August 8, 2022

The envelopes are already pre-addressed with our return address (and our address is also reflected on the footer of this letter).

Please do not hand-deliver the envelopes without making arrangements with us first by calling (888) 380-3332.

If quorum is not reached at this meeting, the members in attendance at the meeting can vote to reconvene the meeting to a later date. In this case, the deadline for receiving ballots will be extended as well.

If you have any questions, please do not hesitate to contact your association's Inspector of Elections, The HOA Election Guys, Inc. an independent third-party as required per CA Civil Code.

The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at [info@thehoaelectionguys.com](mailto:info@thehoaelectionguys.com)

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.

## CANDIDATE STATEMENTS

(Additional statements on both sides of other page)

### Harpreet Bindra

Hello Neighbors! My name is Harpreet Bindra. I have lived in the Mark III since 2014. I was a renter for 5 years and I have been an owner for 3 years. As a board member, I have a prospective as an owner, renter, and landlord that will help me to represent our entire community.

I work from home, so I am present and available to walk the premises regularly and investigate issues (in real time.)

My goal for being on the board is to continue make sure your voices are heard, and that our community is well maintained. We live in a very desirable community and I want to keep it that way. Our current board has been proactive to minimize potential issues and preserve the grounds, such as the new roofs, painting, trash strike situation, tree trimming, ground maintenance etc., and prioritizing these and other planned projects.

A little about me, I have 25 years in Sales Management in Hospitality and Healthcare industries. I have experience working with cross-function teams, project management, and human resources. I have worked for two start-up companies where I was the first employee. Currently started consulting work for small businesses on sales plans and marketing projects.

Projects that I would like to work on include:

-Complex recycling program

-Generation of electricity thru solar panels (build carports to put the panels on)

-“keep clear” zone on Bastanchury for turning left onto W. Calle Grande Rd

-Building a greater sense of community/communication (closed Facebook group to post updates vs. waiting for HOA minutes)

Feel free to reach out to me with any questions you may have about my qualifications to represent you as a member of the HOA [hbindra2012@yahoo.com](mailto:hbindra2012@yahoo.com)

I appreciate your consideration to represent you on the board. You have 3 votes! use one to Vote for Harpreet Bindra!

## **CANDIDATE STATEMENTS**

**(Additional statements on reverse side and on reverse of cover letter)**

### **Christopher Balderrama**

Hello,

My name is Christopher Balderrama, and I've been a member of this association since 2017. I'm a resident within the association, where I live with my wife and two boys.

I've a manager for a manufacturing company for the past 13 years where I have had experience budgeting, contracting out jobs, and coming up with solutions to complex problems. My goal is to bring that experience to help improve the state of our community. My primary goal will be to help speed up issues residents need resolved, and get things repaired that our association is expected to maintain.

If you have a specific concerns, please contact me at [cpbalder@gmail.com](mailto:cpbalder@gmail.com). I look forward to serving you and our community.

### **Anthony Daclan**

I am a homeowner and have lived at Mark II for 22 years. Prior to my retirement, I worked in the Health Care Industry for 45 years with over 30 years in healthcare administration, managing multimillion dollar departments. I am currently the Treasure on the Mark III Board of Directors. I will strive to maintain a collaborative and transparent working environment and would appreciate your support and vote in the upcoming election.

### **Terry Swindle**

My name is Terry Swindle and I'm running for re-election on the Mark III HOA Board of Directors. I have over 3 decades experience as a HOA Board member, Recreation & Parks Commissioner, Planning Commissioner and Vice President of the California Youth Soccer Association.

As a retiree I have ample time to actively serve our community and be an advocate for the homeowners. I will continue to work with the other Board members to fund the spa repairs and reopen it for community use.

I respectfully request your continued support and vote. If you have any questions or concerns please feel free to contact me at [swindle@sbcglobal.net](mailto:swindle@sbcglobal.net). Thank you.

## CANDIDATE STATEMENTS

(Additional statements on reverse side and on reverse of cover letter)

### 2022 CANDIDATE STATEMENT

#### RICHARD RIVERA

I am running for re-election to the Mark III Home owner Association's Board of Directors. I am retired from a 34 year career in the Packaging Industry. I started out as Sale Representative, moving up to Sales Manager and Marketing Manager.

I have lived at Mark III for over 31 years and served on the Board of Directors for over 10+ years. Being a long-term resident, I strongly believe that as a Board member, you should be living on-site in order to address the unforeseen incidents such as water leaks, flooding, dumpster problems and other day-to-day emergencies in a timely manner.

I am very proud with what this board has accomplished in the 10+ years I have served. We have re-paved our Streets, re-planted the Bastanchury slope, replaced window trim with foam trim, remodeled the pool area and clubhouse and installed security cameras. We just completed the roofing project and have started our second painting project. Most of these project have saved us money. For example - wood trim was costing us over \$50,000 year for replacement. Replacing this with foam trim has cost us nothing since installed. We were able to accomplish these and other projects over the 10+ years as well as keeping the dues to a minimal increase over many years. Collectively we have also balanced the budget in order to keep our Reserves in a strong position.

I would be very proud to receive your support and your vote in the upcoming election.

THANK YOU

RICHARD RIVERA