



**Bradford Place La Verne
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. 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.

Lordon Management
Delana Lopez
1275 Center Court Drive
Covina, CA 91724

December 19, 2025

A Meeting of the Members will be held as follows:

Date: January 26, 2026 (All mailed ballots must be received by us by January 25, 2026)
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/bradford)

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: **Lordon Management – 1275 Center Court Drive, Covina, CA 91724**

This Meeting of the Members is being held to vote on the election of NINE (9) directors.

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

The Bradford Place La Verne Homeowners Association bylaws define a quorum as “50%” of the voting power of the association, or 105 members. This quorum requirement is lowered to 20% (42 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!**

Lordon Management
Delana Lopez
1275 Center Court Drive
Covina, CA 91724

**Bradford Place La Verne
Homeowners Association**
c/o The HOA Election Guys - BradfordPlaceLVFILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

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)

Rebecca Bakken

I've lived in the community for 8 years and have been serving on the board for the last 3. My professional background in accounting and property management add a unique perspective to the board.

Summer Lawrence

Looking forward to serving the Bradford Community again for the 9th year. Thank you

Mary Leamy

I have had the pleasure of being on the board at Bradford Place for six years. I am a retired Pension analyst, I worked for a union pension fund for 41 years.

As a Board member, I have worked hard to make sure that our development is a great place to live where residents feel safe and proud of the property. We have been successful in making sure that there are no special assessments and that our dues are reasonable and without major increases. We have insured that the grounds are well lit at night, that the driveway and alleyways are maintained and swept regularly. Our grounds, roofs, and buildings are well-maintained.

I attend every meeting, and I'm proud to say I have not missed a meeting except one, when I had surgery two years ago.

When I was working, I was on the board for hiring new management employees.

Please consider my application to continue to serve on the Board at Bradford Pl., La Verne.

Marilyn Lettice

I have lived here in the Bradford Place association for the past 36 years. Currently I have been on the Board of Directors for the past 4 years. It has been an interesting and challenging experience. Over the last year or so our lovely complex has begun to show its age and we have had several large projects to address a variety of situations. Going forward we will need to efficiently and diligently prioritize future projects to keep our community an attractive place to live. As your board member I am ever mindful of the need to carefully manage the Association's resources. I would appreciate your vote to continue working with the board to keep our community an excellent investment and desirable place to live.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Gary Randall

Dear Bradford Place Homeowners,

My name is Gary Randall and I am running for my second year as a Bradford Place Board Director. I would like to share some specifics as to who I am and my goals.

- > I'm a Bradford Place Homeowner for the past 36 years.
- > Married to my wife Vivian for as long and raised our daughters here in La Verne.
- > Worked 37 years in Customer Service for So Cal Gas, retired in 2020.
- > I have always shown interest in our HOA with repairs, maintenance and policy changes. Now being retired, I wanted to be a bigger part of our community.
- > My goals, as well as other board members, have always been to keep the dues at a realistic level without forgoing maintenance and long term planning. A daunting task considering the cost of maintaining such a large, aging property. Most everything during our Board discussions our cost analysis decision making.
- > I would like to end by saying I am very approachable and welcome any of your ideas or concerns.

Thank you for your time spent reading this form and take care.

Gary Randall

Crystal Stevenson

I have owned at the complex for 19 years and also have a background in property management which I know would be beneficial as a board member.

Thomas Thornhill

Hello,

I've been a resident here for 25 years and would like to be more involved with the care and direction our community here. I'm a retired carpenter/welder and actively working in property investment. I would like to help in the difficult task of keeping our costs down while keeping our home values high.

Thanks, Tom Thornhill

Vote for Richard Code

*Bradford Place HOA
Board of Directors*



Hello, I am Richard Code. I am currently running for a position on the Bradford Place Board of Directors.

I was raised in Glendora and have lived in La Verne since 1989. I care a great deal about maintaining our community and making changes that will benefit our residents.

My goals for the association are to continue to support the CC&R's and to continue to find ways to keep costs down while maintaining a beautiful property. I wish to aid the board in running effectively and efficiently to maintain and possibly increase property values.

My views and ideas will contribute greatly to maintaining a safe and aesthetically pleasing environment.



Claude (Butch) Leach

8-27-25

"CANDID STATEMENT"

I DESIRE TO CONTINUE TO
SERVE ON THE BOARD - TO HELP
MAINTAIN THE VALUE OF THE
HOMES.

RESPECTFULLY,

CLAUDE (BUTCH) LEACH