



## The Village at Little Mountain Homeowners Association, Inc.

February 8, 2023

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

A Meeting of the Members will be held as follows:

Date: March 20, 2023  
Time: 6:00 PM  
Location: via GoToMeeting.com  
Meeting and GoToMeeting.com info will be posted at: [www.TheHOAElectionGuys.com/littlemountain](http://www.TheHOAElectionGuys.com/littlemountain)  
All mailed ballots should be received by us by March 19, 2023.

This Meeting of the Members is being held to vote on the election of FIVE (5) 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 Village at Little Mountain Homeowners Association, Inc bylaws define a quorum as "50%" of the voting power of the association, or 21 members. This quorum requirement is lowered to 25% (11 members) at a reconvened meeting. If quorum is not reached at this meeting, the members in attendance at the meeting may vote to reconvene the meeting to a later date (this is done via a voice vote of the members present at the meeting). In this case, the deadline for receiving ballots will be extended as well.

In addition to this notice, this package contains the following:

1. One Official Ballot - please return your ballot so that we can meet quorum!
2. One double window envelope
3. One smaller Secret Ballot envelope
4. One page of candidate statements – there are statements on BOTH sides of this page

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)

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The Village at Little Mountain HOA, Inc.  
c/o The HOA Election Guys - LittleMountainFile(41+1)  
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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 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)**

**Kelly Angerer**

Greetings Fellow Neighbors- My name is Kelly Angerer and I am excited to announce my candidacy for a continuing position on our HOA board for the coming term. I have owned/lived in my home for 10 years and share it with my loving husband, Jack Angerer. Members of our HOA should know how to plan, understand and manage our budget, address membership concerns, and must be able to discuss and carry out ideas to improve our shared community. I currently hold an AA in Accounting and a Bachelors in Theater Arts. I have been employed at ESRI for 5 years and have been promoted to a leadership position within the Customer Service Department. I have served on our HOA board for a few months as Treasurer to fill the vacancy, and I hope to continue serving with what I have learned, alongside our management team. I care about making our community a safe and comfortable place for our membership, and ensuring that funds are allocated to the things that are important to all of us, as homeowners. Please consider me in your 2023 HOA vote for Treasurer

**Elizabeth Atkins**

I have served on the Board for many years. I am currently serving as the President. In addition to maintaining and improving the community, I would like to encourage more participation and communication from homeowners not only when there are problems, but also what they like about their community and what they want to see in the future.

**Darlene Grijalva**

I have served on the board for the past two and a half years. I attend board meetings once a month. I have lived in this community since 2006. I was an English teacher for 20 years. I have done a lot of volunteer work in my community: work, school, and church. I hope to contribute my time and effort to bring positive results for the whole community.

**Steven Lopez**

I have served on the Board of Directors for about five years. I would like to continue to serve our community. I would like to be part of the continued planning of improvements and maintenance, in order to enhance and maintain the quality of life for the entire community.

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Jerry Patterson**

I am a retired Naval officer and I have owned two houses within Little Mountain for approximately 25 years and was a board member for 20. I dropped off the board 18 months ago as my wife had Alzheimers' disease. She past this last May, so I am once again available

**Missy Phillips (aka: Wanda)**

*My name is Missy Phillips*, I have been a resident at The Village at Little Mtn. HOA since 2004 and became a Board member (as Secretary), in 2005 to help make a difference. As a very active Board member (missed 4 Board Mtgs. due to illness/death since 2005), I have seen a lot of positive changes during my tenure and would like to help implement additional upgrades and changes. We work diligently towards providing a safe, clean, and well maintained HOA community environment which in turn helps to keep our property values up! It is my desire to organize a Neighborhood Watch but it has been held up due to the Pandemic.

**Bio:**

**Education:** Private School, SB Valley College & Crafton Hills Jr. College

**Employment:** County of San Bernardino from 1973 – 2014 (Retired in 2014)

<u>Years:</u>	<u>Office:</u>	<u>Position:</u>
1973 to 1980	Planning Dept.	Secretary
1981 to 2000	District Attorney's Office	Executive Secretary
2000 to 2014	Child Support Office	Administrative Secretary

Job Duties exposed me to the following:

Budget preparation, deadlines, procurement process, policy-making, (rules & regulations), HR procedures, supervision and interaction with various department heads and the public. The aforementioned interconnected at the State and Federal levels with adherence to various policies, guidelines and procedures.

I would be honored to continue serving you in 2023 as a Board Member, along with the other fine, upstanding Board members. I sincerely ask for your vote.