



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

Lori Lacher
 Beven and Brock Property Management
 P.O. Box 7029
 Pasadena, CA 91109

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. One double-sided page 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.

December 8, 2025

A Meeting of the Members will be held as follows:

Date: January 13, 2026 (All mailed ballots must be received by us by January 12, 2026)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/villacanada)

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: **La Canada Flintridge Country Club**

This Meeting of the Members is being held to vote on the election of THREE (3) 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 Villa Canada Association, Inc. bylaws define a quorum as "50%" of the voting power of the association, or 26 members. This quorum requirement is lowered to 20% (11 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)

Kellie Dreyfuss

I have been a member of the association since 1994. I have enjoyed my time on the board to date and look forward to continuing my Board position. I have worked with my fellow board members to accomplish repairs and replacements of many of our roofs after the devastating windstorms of last January. I hope to continue to work with my fellow board members to carry-out a financially sound plan for roof repairs and replacements as well as a much needed update to our irrigation system. The Board is also putting the final touches on a revision of our rules and regulations as we work to make them more conducive to the neighborhood make-up of 2025. My number one goal is to work respectfully for all homeowners! As a board member I speak up for the "homeowner" as well as the board to help guide us in our decisions as we do what's best for all of our community members. I am always available for input and truly take pride in making our neighborhood the best it can be. I hope my previous work and accomplishments will help you decide to vote for me this election.

Alan Mayer

I have been a member of the board for the past three years. My concerns have always been with the welfare of the community as a whole and most importantly you the homeowner. I adore my community and will continue to serve with the highest of ethics and transparency.

As the Vice President of the Board of Directors, I dedicate an average of three to four hours each day to addressing board-related matters. My main objective has been to ensure that there are no increases in HOA dues for 2026, nor any assessments imposed on the homeowners.

The past three years have been challenging due to rising fire insurance rates and ongoing roof issues. However, I am proud to say that our board has successfully navigated through these tumultuous times, we are in a good place.

Sam Park

My name is Sam Park, and I have been a proud resident of our community for the past 33 years. This is my childhood home, and I now have the joy of raising my own family here with my wife and our two children, ages 12 and 10. I care deeply about maintaining the quality, safety, and sense of community that make this a wonderful place to live. As a board member, I will focus on transparency, fiscal responsibility, and making thoughtful decisions that reflect the best interests of all residents and families. I would be honored to serve and contribute to our community's continued success.

Bay Xi

No candidate statement was provided by this candidate.

CANDIDATE STATEMENTS

(Additional statements on reverse)

Jay Kim

As the current Treasurer of the Board of Directors, my main objective is to ensure that the HOA stays on budget so that no increases in HOA dues will be needed for 2026, nor any assessments imposed on the homeowners.

Christine Street

It is an honor to submit my nomination to run for our board of directors. My husband, Bob, and I moved to Villa Canada in 2018 when our boys, Sam and Eli, were still in elementary school. We have appreciated how our community has cared for them, with neighbors being quick to ask them about school, their activities, and interests. In our community, they have been given their first jobs walking dogs, watering plants, and bringing in mail for neighbors on vacation. Now that Sam has left for college at USC and Eli is increasingly independent, as a family we have decided that it is the right time for me to run for the Board of Directors so that we can give back to this community.

I believe my background and experience would serve me well on the board. Originally from a small town in Central Illinois, I grew up working for my dad's custom home construction company. I started in 6th grade with small jobs like picking up at the end of the day and continued in high school with a promotion to the painting crew. I grew up with skilled trades people around me, and in the process became comfortable communicating with electricians, plumbers, carpenters, roofers, and everyone in between.

After college, I attended law school and worked as a litigation attorney before moving into academic administration. I now work as an executive at USC ensuring that the university is compliant with the Americans with Disabilities Act. I oversee a team of approximately 40 and rely on both what I learned growing up and as an attorney. I am comfortable communicating complex legal issues to executive leaders, finding creative solutions to difficult problems, and working pragmatically with our architects, facilities managers, and skilled tradespeople to find common sense solutions. I am also good at working collaboratively, respectfully, and kindly with different kinds of people. I'm not afraid to have difficult conversations, to stand up for what I believe is right, or to make very difficult decisions, but I believe there is never a reason to be unkind or disrespectful.

If elected to the board, I would be committed to working collaboratively and pragmatically to solve the very real challenges our association faces. I have attended past board meetings and understand the key challenges we face: ensuring that we have appropriate levels of insurance, that our reserves are maintained at responsible levels, that our aging infrastructure is responsibly managed, and that our HOA dues are raised only when necessary to accomplish the overall objective of maintaining our homes' property values. I also believe that the board should communicate regularly and transparently with the members it serves. To that end, I would work to implement communication methods so that members are made aware of major decisions and upcoming plans.

Thank you for considering voting for me. If you have any questions or would like to simply learn more about how I would approach specific issues, I would be more than happy to speak with you directly.