

**Leland Meadows Townhome Owners Association**

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

Common Interest - Britni Mans
605 Standiford Ave. Ste I
Modesto, CA 95350

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 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.

August 5, 2026

A Meeting of the Members will be held as follows:

Date: September 8, 2026 (All mailed ballots must be received by us by September 7, 2026)
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/leland)

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: **605 Standiford Ave. Ste I, Modesto, CA 95350**

This Meeting of the Members is being held to vote on the election of TWO (2) 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 Leland Meadows Townhome Owners Association bylaws define a quorum as "20%" of the voting power of the association, or 7 members. This quorum requirement is lowered to 10% (4 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

Victoria Kolenko

Dear Fellow Owners,

I am Victoria Kolenko, and have been an owner in our community since November 2017. I care deeply about our community and want to help shape its future in a positive way.

After living here for more than eight years, I've seen firsthand both the strengths and the challenges we face. I want to ensure our dues are used effectively to maintain property values, keep our neighborhood looking its best, and address issues that matter most to the owners.

I am running for the Board of Directors because I believe in transparent, practical, and community-focused leadership.

I would be honored to earn your vote and serve our community.

Thank you,
Victoria Kolenko

William Vetesy

No statement was provided by this candidate.