



**The Northridge View Estates
Community Association**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Powerstone - Melissa Vitali
1 Boardwalk Ave, Ste 102
Thousand Oaks, CA 91360

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.

February 24, 2025

A Meeting of the Members will be held as follows:

Date: March 27, 2025 (All mailed ballots must be received by us by March 26, 2025)
Time: 7:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/northridge)

Physical location to attend the zoom meeting: Powerstone – 1 Boardwalk Ave, Suite 102, Thousand Oaks, CA 91360

This Meeting of the Members is being held to vote on the election of TWO (2) directors.

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

The Northridge View Estates Community Association bylaws define a quorum as “50%” of the voting power of the association, or 139 members. This quorum requirement is lowered to 20% (56 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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Thousand Oaks, CA 91360

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c/o The HOA Election Guys - NVE_FILE
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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

Mark Friedman

I've been a member of the HOA for about 22 years. My background is in Electrical Engineering and Computer Sciences. I have served on the NVE Board of Directors previously, from about 2010 to 2014. I currently attend board meetings via Zoom. I hope to support the current board members to keep the HOA strong.

Petros Gumrikyan

Hello, my name is Petros Gumrikyan and I have been a member of the association for 4 years.

Although I am not currently on the board, I believe I can be a valuable asset for our HOA.

My background includes owning and managing multiple business. Additionally I have been a real estate agent for many years, which has allowed me to work on the sale and development of different properties.

My goal is to see the association thrive. Especially with the current state of the economy, I would try to reallocate funds to ensure that our dues do not increase. Furthermore, I would like to invest HOA funds into projects that would benefit the community.

As a board member, I would like to give the homeowners a voice and help encourage more people to participate and work with the HOA, as opposed to seeing the HOA as their enemy.

I occasionally attend the HOA meeting, but I would like to be more involved as an active participant.

I have extensive experience since I have served on numerous boards over the last 6 years. I am currently the president of the Glendale Masonic Temple Association in Glendale, CA.

Petros Gumrikyan

Tigran Karsian

No statement was provided by this candidate.