



**Heritage Park Townhomes Association, Inc.**

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

Kevin Langley  
The HOA Election Guys  
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. 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.*

June 16, 2025

A Meeting of the Members will be held as follows:

Date: July 17, 2025 (All mailed ballots must be received by us by July 16, 2025)  
Time: 5:30 PM  
Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/heritagepark](http://www.TheHOAElectionGuys.com/heritagepark))

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: **Intempus Management – 20640 3rd St, Suite 300, Saratoga, CA 95070**. If you would like to attend at this physical location, you must contact Intempus Management via email at [management3@intempus.net](mailto:management3@intempus.net) at least one week in advance.

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 Heritage Park Townhomes Association, Inc. bylaws define a quorum as 33⅓ of the voting power of the association, or 18 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](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) **Signature must show through window or ballot will not be counted!**

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**Heritage Park Townhomes Association, Inc.**  
c/o The HOA Election Guys - HeritageParkTHFILE(54+2)  
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 STATEMENT**

### **Artem Iglikov**

Hello,

My name is Artem Iglikov and this is my 3rd year of being a member of the association - my wife, me and our two kids moved in in late 2022. We've been living in the Bay Area since 2018.

Since we moved in, I have tried to help around the community, keeping it clean and safe. As a Director, I hope to ensure that the necessities of the community are fulfilled as much as possible in an efficient and transparent manner.

I currently work remotely as a software engineer at Google. I hope to be available most of the time for the needs of the Board. Of course, my working from home status may change without my wish.

I am grateful to the current Board of Directors for all their achievements and hope to learn from them.

Thank you!