



June 9, 2022

Attention All Members:

A Meeting of the Members will be held as follows:

Date: July 11, 2022

Time: 5:00 PM

Location: via zoom.com

Meeting and zoom info will be posted at: www.TheHOAElectionGuys.com/fairwaypark

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 Fairway Park Homeowners Association, Inc. bylaws define a quorum as a "majority" of the voting power of the association, or 55 members. This quorum requirement is lowered to 25% (27 members) at a reconvened meeting.

Enclosed with this notice is your Official Ballot - please return your ballot so that we can meet quorum!

Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the yellow Secret Ballot Envelope.
DO NOT MARK THE YELLOW ENVELOPE
DO NOT MARK THE BALLOT EXCEPT TO CAST YOUR VOTE
- 3) Insert the sealed Secret Ballot (yellow) Envelope into the provided white envelope which is addressed to Fairway Park Homeowners Association, Inc. care of the HOA Election Guys.
- 4) **SIGN THE LEFT-HAND CORNER OF THE WHITE ENVELOPE!!!!**
(Your vote will not count if you do not sign the envelope)
- 5) Apply postage and mail – Mailed ballots must be received by July 10, 2022

The envelopes are already pre-addressed with our return address (and our address is also reflected on the footer of this letter).

Please do not hand-deliver the envelopes without making arrangements with us first by calling (888) 380-3332.

If quorum is not reached at this meeting, the members in attendance at the meeting can vote to reconvene the meeting to a later date. In this case, the deadline for receiving ballots will be extended as well.

If you have any questions, please do not hesitate to contact your association's Inspector of Elections, The HOA Election Guys, Inc. an independent third-party as required per CA Civil Code.

The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

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.

CANDIDATE STATEMENTS

(Additional statements on other page)

Ruth Bandzak

Ruth Bandzak: I am a resident homeowner at Fairway Park for 34 years, and have 15 years of experience on the Board of Directors. I am committed to maintaining an attractive and safe community with high property values. I have seen many changes at Fairway Park over the last 34 years, and I remain committed to the past, present, and future of our beautiful little community. I am knowledgeable concerning our CC&Rs, and have consistently advocated that they must be respected and carefully followed. I am a college professor of economics, teaching at Chaffey College for more than 27 years. I earned my B.A. in Economics at Cal State University, San Bernardino (1984), and my Masters degree (1986) and Ph.D. in Economics (1992) from the University of Notre Dame. I have the knowledge, skills, and experience to closely monitor and manage the finances of Fairway Park, which is why I currently serve as the Treasurer of our HOA.

Jules E Beuck

I have been living at Fairway park since 1992. I started attending board meetings while my unit was still in escrow. I have been a board member on and off for almost 20 years. Currently I srve as vice-president on the board. My goals are always to keep costs down while keeping the common area in good shape. There are a lot of important financial decisions to be made in the near future and I believe it is important to have an experienced board member who is familiar with the association's history and future needs. I care about the association since this has been my home longer than any other residence I have lived in.

Jan Kottke

Hello, my name is Jan Kottke. I have lived in San Bernardino since 1984 and have owned a condo in Fairway Park since 2010.

I have had experience as a director on a local agency board as well as experience with two other homeowner associations. That experience has taught me how best to work with groups and make informed decisions, based on appropriate information.

Like you, I care deeply about protecting and enhancing our investment--our homes. I will strive for the board to be proactive, as doing so lends itself to cost savings and reduces future problems. I will talk with residents to get ideas for keeping our community safe and beautiful. I think it is very important for members of the Board to be good listeners so we can gain perspective from our residents.

I hope you will consider casting your vote for me. Thank you.

CANDIDATE STATEMENTS

(Additional statements on reverse and on other page)

Cathrine Ringstad

cathi.ringstad@yahoo.com

Member-homeowners of so-called FP Homeowners Association:

Here's what I'd want to know from a candidate for director where I am investing in a hopefully clean, safe, comfortable, and economical home. Where both you and I have apparently been lied-to, cheated, and stolen-from and wants that to stop.

A Realtor sold us our place by showing us governing documents recorded with San Bernardino County as Fairway Park Homeowners Association, Inc. Almost no one knows that, in 1991 then-president Ruth Bandzak signed an amendment—with no explanation—doing nothing more than changing the name of the association. We've asked why the name change resulting in suspicion and difficulty opening a bank account. We asked to inspect and copy evidence of notice and approval by both the board of directors and member-homeowners. At least two, maybe three current directors and management wouldn't answer or follow procedures as required by law, when shown the law. https://opencorporates.com/companies/us_ca/C1030041ⁱ.

Don Melchingⁱⁱ founded **LORDON MANAGEMENT [at the same physical address as TRI-MARK ENTERPRISES: 1275 Center Court, Covina CA, 91724]**ⁱⁱⁱ and is now listed with the Secretary of State as the contact person for *FP Homeowners Association, Inc.* We needed to know our association was incorporated but were told by a former manager that the former president (the current treasurer) had a secret she wouldn't explain for doing so. When we couldn't find "Fairway Park Homeowners Association, Inc." online because the corporate name was changed apparently without an explanation. So, we looked at the current association finances. YELP users rate LORDON MANAGEMENT two out of five stars <https://www.yelp.com/biz/lordon-property-management-covina>. Positive YELP ratings are often fraudulent. Dogs and people yelp when they're in pain.

ADAMS-STIRLING PROFESSIONAL LAW CORPORATION <https://www.davis-stirling.com/> for short, easy-to-understand video explanations¹ of issues that both member-homeowners and directors need to know. I would move the FP board of directors to use ADAMS-STIRLING for its corporate counsel.

Conflicts of interest have been a problem at Fairway Park. Long-time directors are responsible for the current condition of the property and its finances. They may be removed simply by petition or not re-elected. Directors select officers and vendors including management companies. Members-homeowners begin by watching directors at meetings necessarily held on or next door to the property according to the law and Fairway Park-specific governing documents which are available free.

This two-minute video is extremely important: <https://www.youtube.com/watch?v=raoRGUNnQJs>.

This is my hometown. The Rialto City Park is named for my grandmother who taught kindergarten, as did my mother. My father was a homicide detective and station captain for the San Bernardino County Sheriff in Yucaipa. I'm twice retired, both from bank management at Santa Fe Federal and as a Sheriff's Scientific Investigations forensic specialist. My investigator husband taught forensic photography and was first a corporate director in 1970. I bought a new condo at Edgehill Village in 1980 where I was association secretary and treasurer, and a Superior Court judge was my neighbor. But due to corrupt, incompetent, and dishonest directors and management, I sold and bought at Fairway Park in 2005. We retired and had time to notice the same problems because of no one watching them. Now their problems are critical including two or three directors not only allowing but covering it up.

We have dangerous conditions and poor quality but very expensive repairs being done. Eileen Cormier got the most votes campaigning for improved quality, openness & honesty, and treating everyone equally and I intend to help her. Our home is our greatest asset. We need it to be safe, comfortable, and to hold much of its value. Neglecting timely, quality maintenance, repair and intelligent, courteous money management brought us to the mess we're in, when our homes should be worth a lot more and assessments should be a lot less. Bad management supervision brought us much of this including this insurance price increase.

Our ignored crime and safety problems can be addressed intelligently but haven't been. Ask director and treasurer—former president "Doctor" Ruth about zero dollars budgeted building repairs in required budget summary in November. She says there may be "unanticipated" expenses. Expect higher monthly and special assessments if you re-elect directors who hide conflicts-of-interest and low-quality laborers and workmanship. Hold directors and management accountable to obey the law and the governing document protections for Member-homeowners including meeting conveniently and regularly on the property. You can simply remove directors who have been permitting, even encouraging what you owners don't like—which is as easy as a 5% petition if they won't resign. Help me help you get our property back into safe, attractive condition within budget. We're hoping that you're interested in removing and replacing a couple of directors. As a director, I'll look-out for us.

ⁱ https://opencorporates.com/companies/us_ca/C1030041/events

On 1980-11-14 Incorporated

Between 1980-11-14 and 2018-12-02 Addition of officer VANESSA ANN WUESTEFWALD, agent

Between 2021-01-26 and 2021-10-28 Addition of officer DAVID MAYA, chief executive officer

Between 2021-10-29 and 2022-01-06 Addition of officer DONALD J MELCHING, agent

ⁱⁱ Check A License - License Detail - CSLB <https://www2.cslb.ca.gov/onlineservices/checklicenseII/LicenseDetail.aspx?LicNum=537379>

ⁱⁱⁱ Contractor's License Detail for License # 537379. DISCLAIMER: A license status check provides information taken from the CSLB license database. ...

DONALD JACQUES MELCHING certified that he/she owns 10 percent or more of the voting stock/membership interest of this company [TRI-MARK ENTERPRISES, INC., 1275 Center Court Dr, Covina, CA] ... Contractor's Bond Number: W150030416 ...

¹ <https://www.mylordon.com/About>

¹ <https://www.youtube.com/c/HOALegalIssues/videos> Currently there are 28 very short videos.

<https://www.youtube.com/watch?v=v52o7D8Plw> Qualifications for HOA director video

<https://www.youtube.com/watch?v=pgpScXNiscQ> An April 2022 video from a homeowners association education group on who is responsible for inspecting & repairing decks, landings, stairs & railings

CANDIDATE STATEMENTS
(Additional statements on reverse and on other page)

3160 Little Mountain Drive, Unit D
San Bernardino, CA 92405
(951) 255-3766
wjstravel@hotmail.com

WSC
Winna Smith-Crichlow

March 21st, 2022

Fairway Park Homeowners Association, INC
C/O The HOA Election Guys, INC
27472 Portola Parkway Suite 205-412
Foothill Ranch, CA 92610

Good Afternoon,

My name is Winna Smith-Crichlow. I am announcing that I would like to run for a position as a Board Member of, Fairway Park Homeowners Association, INC.

I reside at 3160 Little Mountain Dr., Unit D. I have lived at this location for 5 years now and have a strong desire to provide positive input for changes in our community. It is crucial that changes be made to assist in the safety and protection of the residents and surrounding neighbors.

Together we can make these changes to enable our community to enjoy and reside in peace in the beautiful City of San Bernardino. All this takes in time and dedication. I am willing to assist in any way I can to provide the support that is needed.

I look forward to a progressive and positive year.

Warm regards,



Winna Smith-Crichlow
wjstravel@hotmail.com