



## 700 South Lake Avenue Homeowners Association

March 8, 2023

Delana Lopez  
c/o Lordon Management  
1275 Center Court Drive  
Covina, CA 91724

A Meeting of the Members will be held as follows:

Date: April 17, 2023  
Time: 6:00 PM  
Location: 700 South Lake Ave, Pasadena, CA 91106

This Meeting of the Members is being held to vote on the election of FOUR (4) 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 700 South Lake Avenue Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 41 members. This quorum requirement is lowered to 26% (21 members) at a reconvened meeting. If quorum is not reached at this meeting, the members in attendance at the meeting may vote to reconvene the meeting to a later date (this is done via a voice vote of the members present at the meeting). In this case, the deadline for receiving ballots will be extended as well.

All mailed ballots should be received by us by April 16, 2023.

In addition to this notice, this package contains the following:

1. One Official Ballot - please return your ballot so that we can meet quorum!
2. One double window envelope
3. One smaller Secret Ballot envelope
4. One page of candidate statements

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)

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c/o Lordon Management  
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Covina, CA 91724

**700 South Lake Avenue Homeowners Association**

c/o The HOA Election Guys - 700SLake\_FILE  
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 STATEMENTS

### Joan Branin

I have lived in the Altadena/ Pasadena area since 1988 and have been an owner and resided in our complex since 2005. I have always enjoyed our proximity to Lake Ave restaurants and shops, and Caltech and the Huntington. I have been fortunate to have wonderful neighbors and made friends in our complex. I have served on the HOA for several years now. Because of my finance and accounting educational and work experience, I have been a served mainly on the Finance Committee and the Reserve Committee as well as chaired the Landscape Committee. Along with the other Board members, I have worked hard to maintain and enhance the interiors of our buildings and the exterior of our complex. There are other major projects that the Board will be addressing in the coming years and I hope to make a significant contribution to these decisions while being mindful of our fiscal soundness.

### Barbara Goldberg

I am currently serving in the role of secretary of the board. I have greatly enjoyed my involvement with the HOA board and have strive to make positive contributions. I am responsible for taking accurate and detailed minutes of all of our meetings. I have also been very active in the social committee of the board. I would like to continue as the board secretary I and am dedicated to working with The board to ensure that all of our homeowners have a voice in decisions which affect our community.

### Kathryn Kroger

*No statement was provided by this candidate.*

### Karen Miller

I am currently a Member at Large and would love to continue servering the HOA.