



**Junipero Heights Homeowners Association**

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

The HOA Election Guys, Inc  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 90610

**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.*

March 22, 2024

A Meeting of the Members will be held as follows:

Date: April 25, 2024 (All mailed ballots should be received by us by April 24, 2024)  
 Time: 7:30 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/junipero](http://www.TheHOAElectionGuys.com/junipero))

**PLEASE NOTE: Pursuant to CA Civil Code 5120, members are welcome to attend the physical office of The HOA Election Guys (17 Spectrum Pointe Suite 504, Lake Forest, CA 92630) to witness the counting and tabulation of the votes. If you do plan to attend this meeting at our office, please let us know at least 48 hours prior to the meeting date so that we can plan accordingly. If we are not notified of your planned attendance, we reserve the right to conduct this vote counting at an alternative location.**

This Meeting of the Members is being held to vote on the election of FIVE (5) 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 Junipero Heights Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 25 members. This quorum requirement is lowered to 20% (10 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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**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!)

**Junipero Heights Homeowners Association**  
c/o The HOA Election Guys - JuniperoFILE(49+2)  
27472 Portola Pkwy #205-412  
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## CANDIDATE STATEMENTS

### Sammi McKoy

I wish to have a voice on how the Junipero heights money is spent. Stop the ridiculous fines and bullying of association members.

### Fernando Mario Sosa

Hi My name is Fernando Sosa

I live at 2343 E 17st Junipero Heights.

I've lived here approximately 3 years.

I am a Veteran of the United States Navy.

I worked 37 years for the County of Los Angeles and now I'm retired.

Fernando M Sosa

### Gilbert Vernon

I have lived in and served this community for 30 years. I would like to remain and work with the new members.