



Braeburn Community Association

c/o The HOA Election Guys, Inc
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 double-sided 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.

PCM- Evan Harr
1860 Pierce Street, Unit 100
Riverside, CA 92505

September 11, 2024

A Meeting of the Members will be held as follows:

Date: October 22, 2024 (All mailed ballots should be received by us by October 21, 2024)
 Time: 8:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/braeburn)

Physical location to attend the zoom meeting: PCM Office, 11860 Pierce St, Suite 100, Riverside, CA 92505

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 Braeburn Community Association bylaws define a quorum as “25%” of the voting power of the association, or 17 members. This quorum requirement is lowered to 20% (13 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!**

PCM- Evan Harr
1860 Pierce Street, Unit 100
Riverside, CA 92505

Braeburn Community Association
c/o The HOA Election Guys - BraeburnFILE
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
(Additional statements on reverse)

Michael Anderson

3 Years with the association as a current member and HOA board member. I have been on the on the HOA board for the past 3 months. 40 year career management professional. I would like to see that everyone is treated fairly, and equally with no reservations. My goal for the HOA is to provide an unbiased opinion for voting purposes, and mediating any discord within the HOA. I have attended every board meeting since our housing tract was occupied, basically for 3 years. As a retired person, I am around daily, and help keep an eye on the activity in the neighborhood.

Jessamie Garvin

Greetings Braeburn Community Homeowners Association Members,

My name is Jessamie Garvin, and I'm excited to announce my candidacy for a position on the Braeburn Community Association HOA Board of Directors. I'm looking forward to working harmoniously with other board members, volunteers, and the management team to continuously make The Braeburn Community a great place to live.

For those who don't know me, I have lived in the Braeburn Community on Florence Drive for 4 years and thoroughly love this community. I have a loving spouse, whom I have been married to for 11 years, and 3 beautiful girls. (You've probably seen my twins running around!) In my spare time, I enjoy spending time with my family, baking, and playing Bunco in our neighborhood Bunco group!

Braeburn Community Association HOA board members must know how to plan and understand the budget, manage the association's finances, resolve disputes, discuss and implement ideas, and listen to the membership.

My background in nursing and over 20 years of experience in healthcare make me the best candidate for the job. I have also served on many community-based committees, so I believe I have the necessary experience to be a successful board member. I am also very enthusiastic and give my all to every job that I am given.

These are my goals for the community:

1. Ensuring the beauty and appeal of the community to maintain our property values.
2. Ensuring our community is a safe place for all our families and free of crime or other dangers.
3. I would love to incorporate more community-wide events that bring neighbors together and allow opportunities for fellowship and collaboration.
4. Ensure homeowners' voices are heard regarding the rules and regulations implemented and upheld by the association.

If you believe in my goals and want to continue improving our community, maintaining our property values, and making Braeburn an exceptional place to raise your family, please vote for me in the next Braeburn Community Association HOA Board of Directors election! Thank you!

Regards,
Jessamie Garvin

CANDIDATE STATEMENTS
(Additional statements on reverse)

Ryan Crabtree

Hello neighbors,

My name is Ryan Crabtree and I am inviting everyone to vote this year. Each year there is inadequate turnout, so we must continue with voting each of the three members in every year.

I joined the board because nothing seemed to be getting done, particularly in regard to the common desire to extend our driveways more than 2 feet on either side! I did the legwork and was pushy with our management company, and even did the work that two different community managers were supposed to be doing, and we finally came to a point at which changes are being made. If you have not seen the changes yet, a document will be sent out to all the community members with suggested changes to our governing documents, including the ability to extend our driveways, amongst some other changes.

Feel free to vote for me if you are aligned with the effort I have put in and the changes that have been pushed through, much of which was from my work.

Regardless of who you vote for, please do send in your vote, so that we can have a quorum and finally, properly elect our board members for the complete three year terms.

If you ever have any questions, I am always available.

Eric Olguin

I have been a member of the association for about 3 years now. I am a proud, hard working American. Born and raised in Redlands California. I am a father of five, still raising two in the home. I look forward to serving the community in an impartial and civil manner. I envision a community that is safe, and comfortable for all of the residents. I would like to make sure all of the residents in the community feel that their concerns are being met, I would like to be a part of the decision process to make sure it is fair. I have yet to attend a board meeting as all prior meetings have not been posted efficiently. We are planning to attend the upcoming meeting. As a member I would like to bring more transparency of what is going on within the board, to the community which pays for this association. I intend to make sure that the dues that are being paid are going to good use, and to keep the costs at or below what we are paying now.

No statements were provided by these candidates:

Lindsey Armstrong

Riu Baring

Vivek Gupta

Jamaal Warren

Jennifer Zambrano