



July 21, 2022

Attention All Members:

A Meeting of the Members will be held as follows:

Date: August 22, 2022

Time: 5:00 PM

Location: Zoom.com

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

This Meeting of the Members is being held to vote on the election of three (3) directors.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Chambray Neighborhood Corporation bylaws define a quorum as "50%" of the voting power of the association, or 77 members. This quorum requirement is lowered to 25% (39 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 Chambray Neighborhood Corporation 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 August 21, 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 reverse)

This election is for three (3) directors on your board. These two candidates on this side of the page are “write-in” candidates since their nominations were not received by the nomination closing date. Their names are not pre-printed on the ballot for this reason. However, your bylaws permit floor nominations which allow candidates to be added to the ballot as “write-in” candidates, as long as they are nominated from the floor at the annual meeting. Members who wish to vote for them may write their names on the ballot and cast votes for them as they would for any of the pre-printed names already on the ballot.

Jason Berry

I have lived in the Chambray Community for 18 years. I have been involved with Landscape Committee for the last 10 years. I was appointed to the board 3 years ago when a board member moved out of the community. I have worked with a lot of the vendors that work in our community and I’m always asking them were can we save money. I would like to continue helping the community. I’m running as a write-in candidate.

Thank you

Gabby Mihova

Fellow homeowners! My name is Gabby Mihova and I am the current HOA President. I am running as a write-in candidate during these elections.

I am a real estate professional with 20 years of experience in property management- multifamily, office and commercial buildings. My last position was to oversee a \$1 Billion portfolio across three counties in California. As a Property Management Director I've gained a tremendous amount of experience in managing financial performance, large rehab projects, overall maintenance, and a significant understanding of CA laws. I am also a licensed DRE Agent and an Accredited Residential Manager by IREM. Currently, I work for a software company providing solutions for all possible functions in the real estate world. I would be honored to continue to serve as your President, if you choose to entrust me with your vote. Thank you!

CANDIDATE STATEMENTS

(Additional statements on reverse)

Gene Campos

Hello! Many of you know me, have seen me around. I'm a lead for our www.nextdoor.com ensuring that the Chambray residents become members. This allows for better communication as we have changed management companies. I usually assist a few homeowners and renters with questions or issues. I regularly attend most of our HOA board meetings since 2015 and would like to be on this board to improve member participation, optimize HOA expenses and foster a better sense of community.

Brandon Conklin

No statement was provided by this candidate.

Alex Eisner

I am a Chambray Neighborhood resident and homeowner, attorney, and father of two running to be a member of the HOA Board. My view of HOA's is that they should be, above all else, efficient in dealing with the issues most pressing to the residents and viewed as being on the side of homeowners, rather than against them. We pay a lot of money to live in Ladera Ranch and more still to live in the Chambray Neighborhood. As a result, we have the benefit of beautiful pools, parks, roads, trails, and entertainment to show for it but the biggest problem with this HOA (as with most HOA's) is efficiency. When a problem arises, how quickly is it dealt with and was the interaction adversarial and hostile or service-based and friendly? Residents need to know, very clearly, what is within the purview of the HOA and what isn't and then, when a problem arises that can and should be dealt with by the HOA, it should be done quickly and efficiently [more like you or I would handle a problem in our own house and less like an insurance company trying to deny claims to save money]. That is what I intend to bring the HOA if elected.

Siyavash Fooladian

No statement was provided by this candidate.