

**Cambridge Village Maintenance Corporation**

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

Jason McGoff
17000 Clark Avenue
Bellflower, CA 90706

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. Three pages 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

August 28, 2026

A Meeting of the Members will be held as follows:

Date: October 3, 2026
Time: 2:00 PM
Location: HPK Office – 17000 Clark Avenue, Bellflower, CA 90706

Ballots may be mailed in or submitted to the Inspector of Elections at the meeting. ALL ballots must be received prior to the start of the Membership Meeting, at which time the polls will close.

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 Cambridge Village Maintenance Corporation bylaws define a quorum as “51%” of the voting power of the association, or 9 members. This quorum requirement is lowered to 20% (4 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!**

Jason McGoff
17000 Clark Avenue
Bellflower, CA 90706

Cambridge Village Maintenance Corporation

c/o The HOA Election Guys - CambridgeVillageFILE
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

Lizette Bonilla

No statement was provided by this candidate.

Margit Braden

Occupation: Controller

Personal Achievements: I have consistently met deadlines, improved processes, and ensured compliance with financial standards

Number of years of ownership at Cambridge Village 25 years

Special qualifications I have for membership to Board: Financial experience
Legal Experience in HOA and knowledgeable in HOA

I'm committed to maintain full compliance with HOA laws.

Reasons I want to serve on the Board of Directors: Strong financial oversight, planning future repairs, experience with budgeting, reconciliation and reviewing financial reports.

****INCUMBENTS ONLY** - Number of years served on Board of Directors or Special

Committees and achievements or special contributions while serving: Improving financial reporting transparency for homeowners, Assisting with reserve study

Comments: planning to prevent unexpected assessments.

ACCEPTANCE OF NOMINATION

Denise Lozano

No statement was provided by this candidate.

CANDIDATE STATEMENTS

Shaina Magdaleno

Occupation: Recruiter - Healthcare

Personal Achievements: Management experience over 20 years.

Number of years of ownership at Cambridge Village 4 yrs : since 2022

Special qualifications I have for membership to Board: experience for over 2 years now as President of Cambridge Village HOA

Reasons I want to serve on the Board of Directors: I care deeply about our community and I want to continue maintaining property values, improving communication, and ensuring decisions are made fairly and transparently.

****INCUMBENTS ONLY** - Number of years served on Board of Directors or Special Committees and achievements or special contributions while serving: _____

Comments: _____

ACCEPTANCE OF NOMINATION

I hereby accept the foregoing nomination as a candidate in good standing for the election to the Cambridge Village Maintenance Corporation Board of Directors, and I hereby consent to the appearance of my name and occupation on all ballots to be used in connection with said election. If elected, I agree to serve as a Director for the term of one (1) year.

Signed: [Signature] Date: 02/13/26

Return this form by February 28, 2026 to: Cambridge Village Maintenance Corporation
c/o HPK Property Management, Inc.
17000 Clark Av., Bellflower, CA 90706

All information is voluntary. This information will be distributed

I am committed to listening to homeowners' concerns and working collaboratively to make our community a place we are proud to live in.

CANDIDATE STATEMENTS

Patricia (Patty) Rohrer

Occupation: RETIRED - ARCHITECTURE AND CONSTRUCTION MANAGEMENT MULTI-MILLION DOLLAR PROJECTS TO RESIDENTIAL - 45 YEARS. PROPERTY MANAGEMENT ASSOCIATE.
Personal Achievements: U.S. CONSTRUCTION MGMT, DESIGN/BUILD FROM REMEDIATIONS TO \$22M PROJECTS, GULF SCOUT LEADER, ASHSOFTS COORDINATOR, REMAN ON BOARD OF ASSISTANCE LEAGUE of
Number of years of ownership at Cambridge Village 25 YEARS Dunwoody.

Special qualifications I have for membership to Board: PROPERTY MANAGE-
MENT, CONSTRUCTION MGT., DESIGN/ARCHITECTURE 45 YEAR
EXPERIENCE

Reasons I want to serve on the Board of Directors: PROPERTY VALUE

****INCUMBENTS ONLY** - Number of years served on Board of Directors or Special Committees and achievements or special contributions while serving: APPROXIMATELY 10 YEARS - PAINTED HOUSES, INSTALLED PORCH LIGHTS OVER
Comments: EXPERIENCE AND HISTORY ARE VITAL TO MAINTAIN
ACCEPTANCE OF NOMINATION THESE PROPERTIES

ADD STREET LIGHTS, RELANDSCAPE 12 UNITS, RESURFACED DRIVEWAYS MULTIPLE TIMES, ANNUAL TREE TRIMMING, MANAGED HOA THROUGH FIRE THAT AND MANAGED ASSOCIATED INSURANCE CLAIMS TO FRUITFUL. MANAGED ASSESSMENTS TO KEEP ASSOCIATION INURED. CONTINUOUS DEFERRED MAINTENANCE OF PROPERTIES TO INCLUDE PAINTING WROUGHT IRON FENCING, INSTALLING DRIP SYSTEM, MANAGED WATER OF LANDSCAPE THROUGH DROUGHT, WORKED WITH THREE PROPERTY MANAGEMENT COMPANIES, BUILT THE RESERVE FUND TO OVER \$100K PER CALIF-ORNIA STAT LAW REQUIREMENTS...ETC, AS PRESIDENT.