

**Glenoaks Townhome Association**

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

Debra Guzman
Lordon Management
1275 Center Court
Covina, CA 91724

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.

August 3, 2026

A Meeting of the Members will be held as follows:

Date: September 8, 2026 (All mailed ballots must be received by us by September 7, 2026)
Time: 6:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/glenoaks)

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **The HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

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 Glenoaks Townhome Association bylaws define a quorum as “51%” of the voting power of the association, or 166 members. This quorum requirement is lowered to 20% (65 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!**

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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!)

CANDIDATE STATEMENTS
(Additional statements on reverse)

Judy Avila

I have been a member of the Association for almost three years and am not currently serving on the Board. I am a property manager and hold a CMCA (Certified Manager of Community Associations) certification, with professional experience in overseeing daily operations, coordinating vendors, managing budgets, and ensuring compliance with governing documents. My vision for the Association is to maintain and enhance property values through strong financial management, consistent maintenance, and efficient operations. As a Board member, I hope to contribute my experience to support informed decision-making, improve communication with homeowners, and assist with planning for long-term maintenance and projects. I make it a priority to attend meetings regularly and stay informed on Association matters. While I have not previously served on a Board of Directors, I work closely with boards in my professional role and have a solid understanding of their responsibilities and best practices.

Mario Galdamez

Hello, I'm Mario Galdamez. I have lived at our Glenoaks Townhome since 2021. I would like to be part of the Board to ensure that our HOA fees remain affordable and that our community remains a good place to live. My hope is that we continue to improve our communication, community satisfaction and engagement and that we have fair policies for all of us who live here. As a professional in both the private and public sector with significant experience serving in private Boards, I am committed to ensuring that our HOA funds are used effectively and that they benefit all of us.

Jesus Mercado

Hello to all, I am current member of the board of this association, I just like to be a board member again so that I can assist or help in anyway. Thanks Jesus Mercado

Jury Rodriguez

I would be an excellent board member for our HOA because I bring a balanced approach of responsibility, clear communication, and community-minded decision-making. I am committed to maintaining property values while ensuring that residents feel heard, respected, and fairly represented. With strong organizational skills and attention to detail, I can help the board operate efficiently and transparently. I value collaboration and am willing to put in the time and effort needed to address concerns, uphold community standards, and contribute to a positive, well-managed neighborhood environment.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Irma Villalvazo

I'm interested in being part of the board because in the past ten years of being part of it I have seen the board make significant improvements in the community. I strive to be a consensus builder that benefits all residents and improves the community.

If elected, I will continue to represent all the members and make decisions that will keep finances strong while helping keep property well maintained to keep the property values up.

Titus Wolverton

I have been personally integral to keeping the HOA dues from increasing. Our community occasionally has needs arise that go beyond our budget, but I am ardently focused on keeping our dues from going up. I live on site and pay the dues, just like you, and I do not want my personal costs to rise. If you vote for me, you will be voting for the most fiscally conservative candidate, hands down. I promise you that I will do everything humanly possible to keep our association operating within our existing budget and to push back against any dues hikes. You can depend on me. I have 4 years of experience in this role, fighting rising costs and saving you money.

Sarkis Sam Yeremyan

1. I've been a member of this association for over 36 years.
2. I'm currently on the board and have served for over 16 years.
3. City Government-Public Administration, and Finance
4. My vision is to ensure legal/ethical/CC&R compliance and oversee financial management.
5. My accomplishments as a board member include working closely with my other board members to preserve and enhance the property value and keep the HOA's monthly payment as low as possible.
6. Every month, Tuesdays of every second week of the month.
7. Yes, I did for many years.