



6401 Nohl Villas Homeowners 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. Two double-sided 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

TRITZ - Maria Arias
1525 East 17th Street, Suite A
Santa Ana, CA 92705

March 4, 2026

A Meeting of the Members will be held as follows:

Date: April 14, 2026 (All mailed ballots should be received by us by April 13, 2026)
 Time: 7:00 PM
 Location: 525 S. Anaheim Hills Rd, Anaheim, CA 92807
 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 6401 Nohl Villas Homeowners Association bylaws define a quorum as “50%” of the voting power of the association, or 42 members. This quorum requirement is lowered to 20% (17 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!**

TRITZ - Maria Arias
1525 East 17th Street, Suite A
Santa Ana, CA 92705

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!)

6401 Nohl Villas Homeowners Association

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

CANDIDATE STATEMENTS
(Additional statements on reverse)

Suzanne Borgese

I have lived in our community for 25 years and have served as a HOA board member for our community for about 19 years. During those years, I have attended 4 Or 5 trainings which informed participants of the Davis Stirling rules and requirements for HOAs. My objective has always been for the HOA to do what is right for our community.

Adam Samarin

- 1) I've been a member since 2019
- 2) I'm not currently on the board, but did serve briefly several years ago
- 3) My scholastic background is in accounting, but for the past fifteen years, I've been in sales and sales management for the commercial equipment industry.
- 4) My vision for the association is that every homeowner be represented and heard, no matter the question or concern.
- 5) As a board member, my goal will always be to represent the community effectively, efficiently and fairly.
- 6) I'm sad to say that I haven't attended board meetings regularly, in the last year and a half, but now that I've moved back to California, that will change.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Jean Moriarty

I have been a member of the Association for 10 years. I have been a trial lawyer for 40 years and recently retired. In my legal practice we represented community association which uniquely qualifies me to participate as a member of the board for our association. My undergraduate degree is in business administration with an emphasis in accounting. I have served on our association's budget committee for several years and therefore familiar with the association's finances. I look forward to serving as a board member to ensure our association's success.

Walter Skau

My name is Walter Skau, and I am running for a position on the Nohl Villas Homeowners Association Board. I have lived in the Nohl Villas community for 10 year but have lived in Anaheim Hills since 1986. I've previously served on the HOA Board for 2 years, giving me firsthand experience with the responsibilities and challenges of maintaining a well-run neighborhood.

In addition to my HOA experience, I'm a business owner of over 40 years. I understand hard work, problem-solving, budgeting, and clear communication—skills that translate directly to responsible community leadership.

If elected, I will focus on:

- **Transparent and open communication** between the board and residents
- **Responsible financial management**, grounded in real-world business experience
- **Fair and consistent enforcement** of community standards
- **Protecting and enhancing property values**
- **Promoting a cooperative, neighbor-focused environment**

I care deeply about this community and believe in practical, common-sense decision-making. I would be honored to serve again and to continue working on behalf of all homeowners.

Thank you for your consideration and your vote.

— **Walter Skau**

CANDIDATE STATEMENTS
(Additional statements on reverse)

Joshua Rasmussen— *continues on reverse*

Vote for Josh Rasmussen for HOA Board

Hello neighbors — I'm Josh Rasmussen from unit 65, and I'm excited to ask for your vote to serve on our Homeowners Association board.

I've spent over 15 years leading teams, building community, and solving real-world problems in business and operations. I currently serve as Chief Sales Officer at Empery Digital, where I help guide strategic decisions, support strong teams, and work collaboratively toward shared goals. Previously, I co-founded and led a company, and built high-performing teams in a variety of industries.

I care deeply about open communication, thoughtful planning, and getting things done in a way that's fair for everyone. If elected to the HOA board, I'll bring the same energy, transparency, and teamwork that I've used in business to listen to your concerns, improve community processes, and help make our neighborhood an even better place to live.

I'm approachable, focused on practical solutions, and committed to working with all residents to make decisions that benefit our entire community.

Thank you — I'd be honored to earn your vote!

— Josh Rasmussen

1) How long have you been a member of the association?

I have been a member of our association for over one year, and my family and I truly enjoy being part of this community.

2) If you are currently on the board — how long have you been in this role? Any accomplishments?

I am not currently on the board, but I'm excited for the opportunity to contribute and support our community moving forward.

3) What is your background?

I'm a business executive and entrepreneur with over 15 years of experience leading teams, managing budgets, and building organizations. I've served as Chief Sales Officer for a publicly traded electric vehicle company, and previously co-founded and led a startup that grew from a small garage operation into a nationally recognized brand. My career has focused on problem-solving, clear communication, strategic planning, and bringing people together to achieve shared goals.

4) What is your vision for the Association?

My vision is an open and transparent HOA where residents feel informed, heard, and confident in how decisions are made. I believe a strong community starts with trust, clear communication, and practical leadership.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Joshua Rasmussen – *continued from reverse*

5) What do you hope to accomplish as a board member?

I'd like to help improve efficiency and communication, so all members can easily understand the status of the HOA — including finances, projects, and future plans. My goal is to help the board operate smoothly, make thoughtful decisions, and keep our neighborhood a great place to live.

6) How regularly do you attend board meetings?

I am committed to attending meetings either in person or virtually, and staying engaged as needed between meetings.

7) Have you ever served on a Board of Directors before?

Yes. I have served in executive leadership roles across multiple companies, working closely with boards and leadership teams on budgeting, planning, accountability, and long-term strategy.