



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

Andrea Thrower
Seabreeze Management
6200 Playa Vista Drive
Playa Vista, CA 90094

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.

June 15, 2026

A Meeting of the Members will be held as follows:

Date: July 21, 2026 (All mailed ballots must be received by us by July 20, 2026)
Time: 7:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/terranova)

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: **Seabreeze Management - 6200 Playa Vista Drive, Playa Vista, CA 90094**

This Meeting of the Members is being held to vote on the election of SEVEN (7) directors.

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

The Baldwin Hills Terra Nova bylaws define a quorum as "51%" of the voting power of the association, or 29 members. This quorum requirement is lowered to 20% (11 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!**

Andrea Thrower
Seabreeze Management
6200 Playa Vista Drive
Playa Vista, CA 90094

Baldwin Hills Terra Nova
c/o The HOA Election Guys - BaldwinHillsTNFile
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)

Rossetta Avery

I was recently elected President of the Women's Auxiliary for the American Legion and currently serve on the board of American Legion Post 314 as an Executive Board Member, a role I've held for nearly a year. I attend board meetings twice a month and also serve as Secretary and Fundraising Director for BWG Racing.

My background is in private and government contracting within high-end concierge and notary services, where I've had the opportunity to work closely with professionals and high-net-worth clients across real estate, medical, education, and events.

Outside of work and service, I've devoted much of my time to helping raise my 4-year-old granddaughter, who spends a lot of time with me. Because of that, I care deeply about the kind of environment she's growing up in and want her surrounded by neighbors who truly know and look out for one another.

My vision is to bring that sense of connection back. Right now, many of us don't even know our neighbors, and communication can feel divided. I believe we can do better by creating a more inclusive, respectful environment where everyone; homeowners and renters alike feels welcomed and valued.

As a board member, I want to help create more opportunities for people to connect, communicate openly, and feel a sense of belonging again. At the end of the day, it's about bringing our community back together.

Marne Campbell

My name is Marne Campbell (Unit 40), and I am seeking a position on the Baldwin Hills Terra Nova HOA Board of Directors. I have lived in this community for almost six years and I am deeply invested in the well-being, appeal, safety, and long-term value of our community. Having served on this board for the past year or so, I believe I have gained enough experience to effectively serve another term.

My primary focus will be on three key areas: ensuring responsible fiscal management, keeping the community safe for all residents, and proactively maintaining the property. I will advocate for an inclusive community environment where every resident feels heard. I promise to approach every board decision with fairness, earnestness, and a commitment to serving the collective best interest of all homeowners. I ask for your vote and look forward to working together to keep Terra Nova a wonderful place to live.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Brytani Garnett

My husband and I recently moved into the complex at the end of 2025.

I grew up in the San Fernando Valley however, majority of my family and friends lived in the Baldwin Hills and Ladera communities so I spent much time in this area. After high school, I attended USC undergrad and UCSF for my master's degree. I've served as an operational leader in healthcare organizations over the last 12 years and love giving back to the community.

I have a strong interest in serving on this board, as I greatly value the environment and community in which my family and I reside. It is important to me to work together with my neighbors to both create and maintain a safe, beautiful space for our community.

Since I've joined the community, I have participated in every board meeting.

Yes, I served on my previous HOA. I currently serve as the Board Chair for St. Anne's Family Services, where I've been a board member for 6 years. I have also served as a board member for Campbell Hall Episcopal School for 5+ years.

Carrington Schneider

As a homeowner in Terra Nova for almost two years, I am eager to seek a position on our HOA Board of Directors. I am sure to bring strong analytical skills, sound judgment, and a commitment to fairness and accountability. I care deeply about our community and its long-term success. My vision is for our association to build strong financial reserves, operate smoothly and efficiently, and foster a neighborhood where residents feel heard and supported.

No statements were provided by these candidates:

Craig Gulley
Nayanna Holley
Camille Mayfield
Tomasz Opasinski