

**Northshore Property Owners' Association**

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

Vanessa Martinez
Community Property Management
751 East Daily Drive Suite 300
Camarillo, CA 93010

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 24, 2026

A Meeting of the Members will be held as follows:

Date: July 28, 2026
Time: 5:00 PM
Location: The Clubhouse
All mailed ballots should be received by us by July 27, 2026.

Please Note: The Inspector of Elections will be conducting the vote count over zoom and will NOT be present in person. Ballots will not be accepted at the meeting and should be received by the Inspector of Elections by July 27, 2026.

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 Northshore Property Owners' Association's bylaws define a quorum as "a majority" of the voting power of the association, or 119 members. This quorum requirement is lowered to 20% (48 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

Laura Berg

Over the past 16 years i have had the privilege of serving on 3 HOA Association Boards, both here at Northshore, The Glen at Sherwood as well as Windward Shores all here in Westlake. Having these opportunities I have gained valuable experience in governance, decision-making, and representing the interests of the community. These roles have strengthened my ability to listen thoughtfully, collaborate effectively and contribute to meaningful, well-informed outcomes.

Having been a resident in the community since 1984, I bring a deep understanding of its history, values and evolving needs. I am committed to preserving what makes our association strong while thoughtfully addressing the opportunities and challenges ahead.

I respectfully submit my name for consideration to continue my seat on the Northshore Board and would be honored to continue serving and contributing in this capacity.

Laura Berg

Lucia Mace

Hi, I have been a member for 7 years. I have never been on the board before but now that I am retired and can commit my time to the association I would love to be on the board. I care about Northshore and every one in it. I would love to get to know every one personally. I have been on board of trustee at my union and understand the comittee workings. Thank you for your consideration. Lucia Mace

Michael Moen

As my two-year term as Northshore HOA Board President comes to a close, I'm proud of what we've accomplished together for our community. The Board has operated responsibly within our budget, resulting in minimal assessment increases. All neighborhood streets will have been paved at no additional cost to homeowners. We continue to effectively manage the care, maintenance, and improvement of our common areas while adhering to state and local guidelines. Many projects are planned to preserve and enhance the beauty of our neighborhood.

I bring a background in law enforcement as a retired LAPD Detective Supervisor, along with more than 20 years of prior HOA Board service in our previous community. There is still important work ahead, and I remain committed to thoughtful progress within our budget.

I respectfully ask for your vote to continue serving our community.

CANDIDATE STATEMENTS - Additional statements on reverse

Jordan Blakley

Dear Northshore Neighbors,

It has been an honor to serve on the Northshore Property Owners Association board for the past six years, and I am excited for the opportunity to continue working on behalf of our incredible community. I have called Northshore home for the past eight years, and I have been a proud member of the greater Westlake Village community for over 15 years. Northshore isn't just where I live—it's where I've built lasting relationships, where I feel a true sense of belonging, and where I continue to invest in a thriving, beautiful, and highly desirable neighborhood.

Over the years, I've worked closely with fellow board members to navigate many, tremendous challenges—the Woolsey fires, extreme heat events, extreme drought, extreme wind/rain events, city-mandated vendor changes, new laws and compliance measures, unprecedented inflation, etc. Despite these obstacles, we've successfully maintained the second lowest POA dues of any lakeside community while continuing to enhance the beauty, value, and long-term sustainability of Northshore. These achievements stem from my deep passion for this community and my professional experience as a Senior Director of Business Development, where I manage a \$20M+ budget and drive over \$140M in net new revenue annually. I am also currently pursuing my Masters Degree from Harvard Business School. My background in business strategy, finance, and optimization has helped guide my decision-making on the board, ensuring that we maximize resources while protecting the interests of every homeowner.

My vision for Northshore is simple: to preserve and enhance what makes our community truly exceptional. I want to continue making thoughtful, strategic decisions that protect our home values, maintain our shared spaces, and ensure Northshore remains an extraordinary place to live for generations to come. I have demonstrated unwavering commitment to our community, missing only three board meetings in over four years, serving on our Westlake Lake Management Association board for over 5 years (and continuing to do so), recently being named to the WLMA audit committee and I am eager to continue serving with transparency, diligence, and integrity.

I appreciate your support and trust, and I look forward to the opportunity to continue representing our community on the board.

Maria Powell

I have tried over the many years to bring value to the community. This is the goal I wish to continue. I believe in Northshore and would like to continue to bring as much as I can to the community through serving on the board, keeping our values strong and establishing a sense of community through the social events I organize. I believe we live in a very special place. I believe in Northshore and would like to continue to serve the community.

Mark F Medina

No statement was provided by this candidate.