



Chadwick Terrace Homeowners' Association, Inc.
 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. 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.

Cardinal Management - Peter Ryan
 1260 Huntington Dr. #104
 S. Pasadena, CA 91030

April 7, 2026

A Meeting of the Members will be held as follows:

Date: May 18, 2026 (All mailed ballots must be received by us by May 17, 2026)
 Time: 7:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/chadwick)

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: **Cardinal Management – 1260 Huntington Dr. #104, S. Pasadena, CA 91030**

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 Chadwick Terrace Homeowners' Association, Inc. bylaws define a quorum as "50%" of the voting power of the association, or 44 members. This quorum requirement is lowered to 20% (18 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!**

Cardinal Management - Peter Ryan
 1260 Huntington Dr. #104
 S. Pasadena, CA 91030

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!)

Chadwick Terrace Homeowners' Association, Inc.
 c/o The HOA Election Guys - ChadwickFILE
 27472 Portola Pkwy #205-412
 Foothill Ranch, CA 92610

CANDIDATE STATEMENTS

Tom Bohorquez

I am seeking reelection to the HOA Board of Directors because I believe in the power of community and the importance of responsible, transparent governance. As a resident, I have been and will continue to be committed to maintaining and enhancing the quality of life in our complex. I am a collaborative person and having been on the Board several times, I understand the importance of respectful communication and compromises. Having worked in Human Resources, I am equipped to address difficult and sensitive situations with the necessary skills in leadership, problem-solving, and fiscal responsibility—qualities essential for effective board member.

If elected, I will continue to maintain open communication, thoughtful decision-making, and fair representation of all homeowners. I am dedicated to working collaboratively with fellow board members and residents to address concerns, uphold our community standards, and plan for a sustainable future.

Thank you for your consideration. I look forward to the continued opportunity to serve and make a positive impact on our community.

Jenny Jaekyung Lee

Hello neighbors,

My name is Jenny Jaekyung Lee, and I am running for the HOA Board of Directors. I previously served on our board a couple of years ago and truly care about keeping our community friendly, respectful, and safe.

With my background in real estate and radio personality, I understand how important clear communication, fair rule enforcement, and mutual respect are for protecting our home values and neighborhood quality of life. I attend meetings regularly and believe in listening to homeowners and making thoughtful, balanced decisions.

If elected, I will continue to support open communication, respect for all homeowners, and consistent application of our community rules.

I would be grateful for the opportunity to serve again. Thank you for your support!

CANDIDATE STATEMENTS

Nancy Gengo

Owner for 25 years

Retired Property Manager from City of Hope, Corporate Real Estate Department

Managed asset portfolio of 40 City of Hope properties while managing 18 grad student housing units, including publishing yearly Student Housing Handbook for Irell & Manella Graduate School of Biological Sciences.

Susan Rankine

My name is Susan Rankine and I have lived at Chadwick Terrace since 1989 and have served as a director, in my capacity as Secretary, off and on since then until the present. I am currently the secretary of the Current Board of Directors. In my role as a director, I serve the owners - I have a duty to the owners and am always careful not to allow an "us vs them" kind of board at Chadwick Terrace in order to have a fair, honest transparent association. I currently work as a legal assistant with emphasis on real estate litigation and corporate matters for the last 40 years. In this capacity it allows me certain advantages to not only keep apprised of current laws but the ability to research and also tap into the brains of real estate counsel when I have a legal question. My vision for Chadwick in this next fiscal year is to have a board that can work together without divisiveness and yet a team where 5 people each person can have a different point of view to discuss and debate and come up with the best possible solution. We do not need a KING or QUEEN at Chadwick.; we need 5 good brains making smart fair decisions for the good of all residents/owners. What I hope to accomplish this next fiscal year is to concentrate on upgrading our building as far as maintenance. We need new paint inside and out, our front doors need refinishing, pool and jacuzzi need maintenance, we need to put in place a good fire preparedness plan and find ways to reduce our chances of a devastating fire. Top concern is always security - we will put in place a security committee who can report each month at our meetings any updates on security and also put in place a better system of notification when we have a breach; we have no good system of communication or alerts right now. Break-ins happen and nobody knows unless they hear a rumor. That is just NOT ok. We need keyless intercoms; those locks on the intercoms looks HORRID and certainly must be a deterrent for anyone who would like to buy in our building. There is much to get accomplished at Chadwick, and we need 5 directors who will work together as a team to keep our home a really lovely place where we have a sense of community and pride. I will work hard for you in this next fiscal year and am always available to discuss your needs and work to keep our community safe and looking our very best in Monterey Hills. I will always make time to listen to you.

CANDIDATE STATEMENTS

Laura Morgan

I am Laura Morgan, and I've lived at Chadwick Terrace for almost 30 years.

I love Chadwick, and the past year on the Board has given me great satisfaction. I hope I have made a difference to this place and its residents.

Since being on the Board I have also enjoyed meeting so many new people! Living in unit 101 as I do, which is clear at the north end of the complex, our paths never crossed.

I always love it when people coming up here for the first time express shock that the Hill is here and that it is such a lovely place.

I want to continue working with this Board of smart and committed people. We make a terrific team, and we work well together to keep Chadwick Terrace a great place to live.

Robin Willscheidt

My name is Robin Willscheidt. I am a corporate tax attorney at O'Melveny & Myers LLP and have more than ten years of board governance experience. I've been an owner at Chadwick Terrace for nearly four years, and it has been a pleasure to serve as your HOA Board president over the last year. This year—together—we advanced critical priorities by approving (and almost completing) a much-needed re-roofing project for the flat roof, including skylight and tile maintenance, implementing comprehensive security improvements, updating our rules and regulations, and creating meaningful opportunities for homeowner involvement at every stage of the process.

I am running to serve another term on the HOA Board because I care deeply about the long-term sustainability of our community and the protection of our shared investment — our homes.

Our complex faces real challenges, including deferred maintenance and the need for thoughtful, forward-looking planning. Kicking the can down the road only makes problems more expensive and more disruptive. I believe we need clear priorities, transparent communication, and a realistic plan to address repairs and capital improvements efficiently and responsibly.

Just as important, I believe in a respectful, no-nonsense board and community culture. We are all homeowners. We may not always agree, but we can work collaboratively, communicate professionally, and make decisions based on facts and long-term interests rather than short-term pressures.

If elected, I will focus on competent governance, practical solutions, and steady progress. Together, we can maintain a well-run community that protects our homes and strengthens our investment for years to come.