



**Pinewood Homeowners Association**

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

Alison Arnold  
c/o Lordon Management  
1100 Flynn Rd. Suite 204  
Camarillo, CA 93012

**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.*

February 13, 2026

A Meeting of the Members will be held as follows:

Date: March 19, 2026 (All mailed ballots must be received by us by March 18, 2026)  
 Time: 6:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/pinewood](http://www.TheHOAElectionGuys.com/pinewood))

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 Pinewood Homeowners Association bylaws define a quorum as “50%” of the voting power of the association, or 40 members. This quorum requirement is lowered to 20% (16 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](mailto: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!**

Alison Arnold  
c/o Lordon Management  
1100 Flynn Rd. Suite 204  
Camarillo, CA 93012

**Pinewood Homeowners Association**  
c/o The HOA Election Guys - PinewoodHOAFILE  
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)**

**Jessica Gonzalez**

Greetings Pinewood Home Owners,

My name is Jessica Gonzalez and I have been a Pinewood resident for 7 years. I have served as a member on our HOA board for 2 years. I am running for a 3rd year in a row and I am asking for your support in doing so with a vote. If elected I will continue to monitor the financial health of our association, keep focused on main projects needing attention in the community and serving as a liason for neighbors and owners making sure concerns are heard and addressed. I would be honored to keep working to make sure our association focuses on preserving wellness and upkeeping our Pinewood community.

Thank you,

**Maria Huth**

My name is Maria Huth, I live at 5133 Jefferson Square. My husband and I have lived at Pinewood for 16 years now and love it. We have great neighbors that look out for one another and always strive to keep our complex looking good. My goal is to always spend our money wisely and act on any complaints and concerns as soon as possible, especially safety concerns. NOTE: Please DO NOT vote for George Lakes! He fancies himself to be a "sovereign citizen" and is constantly pushing this ideology on board members and our management company. It is now at the point that Lordon Management does not want to deal with us because of his behavior. He has been writing letters and emails to us that are downright bizarre and not based in reality. I will be happy to share these with anyone who wants to read them so you can judge for yourself. My goal is to always keep our complex safe, secure and properly maintained. Thanks for your help!

**Walter Seymour**

Hello ; My name is Walter Seymour. I live at 5202 Jefferson Sq.. I have lived here for over 30 years and have served on the Board for 2 years. We the Board have made some hard decision this year and it was not easy. For this term of the current Board of directors we have been hampered by 2 board members who have not been present at any of the board meetings for the year. We need to have a person who ready to commit to serve on the board who's ready to aid our community. I believe that I'm such a person. Walter Seymour

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**George Lakes**

For transparency, I must inform you of NO CONFIDENCE vote for the current board due to Maria Huth and Jose Vargas never showing up for a meeting, with Walt and Jessica putting CITY OF OXNARD interests ahead of Pinewood men and women which seems to be their religion and management following/leading them

We have significant expenses due to insurance dropping unless we replace the electrical panels in laundry rooms. Managements bid was 10k more than the one I got, with management dragging feet on getting the contractor approved say we shouldn't use him because we don't know him. He works for more associations, has insurance and all that's needed and management wanted approval of their more expensive bid. Darryll (not on the board) asked who got the bid and Alison said george's friend. Two days later OXNARD demanded we be treated as apartments, not condominiums, which increases the cost using commercial instead of private condominium. This requires an architect to show where the laundry rooms are (it already knows as built) showing sidewalk all the way to the street which would cost over 50k to do. It should be a simple remove and replace, yet as soon as Darryll is involved the price goes up. His and Walt's working for the city is evident of following when leading is required. Having taught real law for over 20 years, the city is engaged in racketeering under RICO. Lacking notice and disclosure to change to commercial from private is a usurpation fraud. The same is relevant to OXNARD demanding we follow commercial code to change stairs as well, which would be hundreds of thousands which would cause financial collapse for us. This is you will own nothing and be happy world economic forum outlook without jurisdiction over us. We must not consent to OXNARD corporate fraud

When this was mentioned to management, they refused to even call OXNARD about it, which would be collusion, since its management's job to look out for us financially over the CITY OF OXNARD. It should have been automatic to question the lawfulness of its actions, which has been demanded by me numerous times, met with silence, which means acquiescence. If it's not lawful, it's unlawful. Law maxim is what a person does through an instrumentality is as he did it himself. All working for OXNARD colluding in this are then liable privately. It appears OXNARD wants to destroy us financially with clear intent by placing unnecessary burden for no benefit to us, only OXNARD, a grossly dis-equitable contract and trespass. My bids have saved us over 200k. The service agreement with Lordon, doesn't allow it to commit crimes against Pinewood men and women.

*No candidate statements were provided by these candidates:*

**Elder Delaguila**  
**Tyrone Newsum**