

**Dundee Homeowners Association**

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

PMP Management - Andrea Godoy  
550 California Street Suite 230  
San Francisco, CA 94551

**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.*

August 11, 2026

A Meeting of the Members will be held as follows:

Date: September 16, 2026 (All mailed ballots must be received by us by September 15, 2026)  
Time: 6:00 PM  
Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/dundee](http://www.TheHOAElectionGuys.com/dundee))

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: **PMP Management Office – 550 California St Suite 230, San Francisco, CA 94551**

**Please Note:** The Inspector of Elections will be conducting the vote count over zoom and will NOT be present in person at the PMP Management Office. Thus, ballots will not be accepted at the meeting and should be received by us by September 15<sup>th</sup>.

This Meeting of the Members is being held to vote on the election of TWO (2) 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 Dundee Homeowners Association bylaws states “the number of valid ballots received shall constitute a quorum” (Article IV, Section 5.1).

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!**

PMP Management - Andrea Godoy  
550 California Street Suite 230  
San Francisco, CA 94551

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c/o The HOA Election Guys - DundeeFILE  
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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)**

**Derek Apodaca**

Dear Fellow Dundee Homeowners,

Thank you for trusting me to serve as your past Vice President, and currently as your Treasurer over my past two-year term on your board of directors.

My original desire to run for the board was because I saw a lack of accountability, transparency, and fiscal responsibility with the board and Property Management company. I wanted to bring back a sense of community to Dundee/Sandpiper promoting inclusion and diversity rather than exclusion, division, and a perception of favoritism.

My first year in the VP role was not easy, our attempts to enact change, access documents, financial systems, and attend important meetings were actively denied and delayed. However, change has shifted with more changes to the board last fall, we have effected real positive changes to our community.

- With the departure of our controversial Associa Property Manager, we negotiated an early exit from Associa as of 5/31/26.
- I negotiated with our new Property Management Company to reduce their monthly fee, and annual increases, and timing of those increases in our favor.
- We negotiated a nearly \$10,000 reduction in our earthquake insurance renewal.
- Obtained a \$30,000 annual cost reduction in moving to a new landscape company.
- We are now working to lower the cost of our general liability insurance keeping current coverage.
- With these savings, and others, we will not raise your dues this fiscal year and work within the existing 2025-2026 budget.
- We completed the restoration of two of the fire ravaged homes and have started reconstruction of the remaining destroyed home.
- We opened the pool in early April per homeowner requests and hosted a hot dog social to celebrate our revitalized community fellowship.
- Our new Property Management Company hosted a meet and greet that was sponsored by our new landscape company at no cost to the Association.
- We intend to host more community vendor sponsored events to bring our community together.

We do collectively face challenges ahead in the fire home rebuild, and utilize our roofing depleted reserves toward the following plan in the short term.

- Fund siding, painting and updating our governing documents from our current reserves.
- Devise a 1, 3, 5-year community revitalization plan with our new Property Management
- Obtain every penny we can owed to us from fire insurance claim, delinquent owner accounts.

I therefore respectfully ask for your vote, so that we may continue to move our community in a positive, fiscally responsible, direction forward with dignity and respect for all member owners.

Derek Apodaca  
Dundee HOA Treasurer

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

**Yolanda Bocanegra**

Dear Neighbors,

I am pleased to announce my candidacy for a second term on our Homeowner Association board. During the 2025-26 fiscal year, our board achieved several key milestones, including keeping dues flat, transitioning to a new property management company, securing competitive landscaping bids, and successfully negotiating our earthquake insurance.

If re-elected, I plan to build on this momentum by:

- Reviewing all existing contracts to ensure we receive the best value for our budget.
- Developing comprehensive maintenance plans for our siding, trees, gates, landscape, and other infrastructure to provide fiscal predictability while ensuring necessary repairs are never overlooked.

I truly enjoy being a part of our diverse community and would be honored to continue serving you. I humbly ask for your vote in the upcoming election.

Sincerely,  
Yolanda Bocanegra

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

**Daniel Fukuchi**

Greetings Neighbors,

My name is Daniel Fukuchi, I am a 10-year resident of our community, submitting my candidacy for the board of directors.

My education is in Economics, and Political Science with experience in teaching, accounting and database management. I manage, organize, and communicate to groups through my tutoring company which I own and operate.

As a regular attendee of our board meetings, I have witnessed rising insurance rates, contractor turnover, and inflation. I applaud the effort of all past boards who have risen to navigate these issues.

If elected, I will improve communication from the board of directors to our members. Recent candidate statements have made frequent use of the word “transparency.” Despite the best of intentions, I do not feel we have a stronger understanding of how and why decisions are made. We need more avenues of communication from board to members. I would like to see the reimplementation of our monthly newsletters, and better training for our members on how to use the PMP electronic portal. Transparency is not whimsical; it requires effort, and to-date that effort has fallen short.

Thank you for taking the time to read our statements, for caring about our fellow neighbors, and for voting. Looking forward to seeing you all around the community!

Sincerely,

Daniel Fukuchi

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

**Teresa Romero**

My name is Teresa Romero, I am running for a position on the Dundee Homeowners Association Board of Directors. I have served on the Board in the past as the Second Vice President and Treasurer for 6 years. As the Treasurer I made sure that the Financials were reviewed and approved on time, all expenditures were reviewed with the membership in our monthly Board meetings. Vendors were paid on time and Collection accounts were submitted and monitored. I also served on the Landscape committee for 2 years. I believe in transparency, honesty and fairness.

I have lived here at the Sandpiper for 25 years and love our community. I retired in 2024 after working 45 years in the Financial /Technology world. I would love your vote in the upcoming election to serve our community.

Thank You

Teresa Romero

2444 Heathrow Lane