



Canyon Estates Community Association

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 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

Otis HOA Management
23120 Alicia Parkway, Suite 215
Mission Viejo, CA 92692

August 9, 2024

A Meeting of the Members will be held as follows:

Date: September 18, 2024
 Time: 6:00 PM
 Location: Clubhouse Library – 22300 Canyon Crest Drive

Please Note: All mailed ballots should be received by us by September 17, 2024. Ballots may also be turned into the Inspector of Elections before voting closes at the beginning of the meeting on September 18 at 6:00 PM.

This Meeting of the Members is being held to vote on the election of THREE (3) directors to the Board of Directors and ONE (1) delegate to the Lake Mission Viejo Association.

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

The Canyon Estates Community Association bylaws define a quorum as “51%” of the voting power of the association, or 500 members. This quorum requirement is lowered to 20% (196 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!**

Otis HOA Management
23120 Alicia Parkway, Suite 215
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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!)

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Morgan Christen – Director Candidate

Hello my name is Morgan Christen and I currently serve as Vice President of the Board. I am asking for your vote to allow me to continue.

I have lived in Canyon Crest for eleven years with my wife and two boys. I have served on the Investment Advisory Committee for the City of Mission Viejo and currently serve on the Finance Committee at the Pacific Club in Newport Beach and a current board member of the Pepperdine Graziadio Business School. I have an undergraduate degree in Finance from the University of Southern California and an MBA from Pepperdine University. Finally, I am the CEO and founder of Spinnaker Investment Group, LLC.

I hope to continue contributing to keeping Canyon Crest the premier development in Mission Viejo.

Thank you for your time, and I hope I can count on your vote and support.

Mike Foley – Director Candidate

Mike Foley of 22312 Shadow Ridge is currently volunteering to run for the Canyon Crest Board of Directors.

BIO:

Mike has been a Canyon Crest resident for 24 years and has been married to his wife Charlene for 35 years. Together, they raised four Children in Canyon Crest and have a Grandchild on the way. He has worked as a Casualty Surplus Lines Insurance Broker his entire career. Building and selling books of business throughout and continues to do so.

Mr. Foley is an avid golfer, was elected and served multiple terms as a Director for Mission Viejo Country Club, including President, Treasurer, and Strategic Planning Director. During Mr. Foley's Directorship, he led several extremely successful Golf Course Enhancement Projects, completed a game changing Master Plan and helped bring MVCC from a struggling club, barely able to pay it's vendors, to what is widely considered the Most Improved Golf Club and Course in Orange County. When Mr. Foley first was elected to the Board, the membership value was \$5000. Today, there are no memberships for sale and a waiting list starting at \$60,000.

Mike also served on the Board of Directors for South Mission Viejo Little League and Managed and Coached many Youth Sports Teams for over 20 years. In addition to golf, Mike enjoys traveling, hiking and trying to keep his wife happy.

Mike Foley

Mitchell Hannah – Director Candidate

Candidate Statement

Dear Members of the Canyon Estates Community Association,

Please accept this statement to confirm that I would like my name placed on the current ballot for the Board of Directors for Canyon Estates Community Association (“CECA”).

Having served on the Board previously, and working in conjunction with the other Board members, we have been able to provide several significant improvements to the community while keeping membership dues down. Although the Association does from time to time have to increase dues, this is simply a function of time, as costs increase. Everything goes up, including the value of your home in Canyon Estates, and the current Board works diligently to keep it that way and protect our beautiful amenities and common areas that contribute to the value of all our homes. There is no other HOA in South Orange County that provides the services and amenities for the amount we pay in dues. We are proud of the work which has been done to update our 30+ year old governing documents and to upgrade our investment policy, to allow for greater returns on our HOA investments and reserves.

I have lived in Canyon Estates with my family since June 1996, and we raised our 3 children here. I would like to continue serving the members of CECA and continue our work toward maintaining the current fiscal position with regard to dues and reserves, preserve property values and the beautiful aesthetic nature of our common areas, and amenities of our community.

I look forward to your support.



MITCHELL B. HANNAH

Anita Sharifi – Director Candidate

Dear Members of the Homeowners Association,

I am honored to submit my candidacy for a position on the HOA Board of Directors. With a strong commitment to our community's well-being and a dedication to ensuring that all voices are heard, I am eager to contribute my skills and serve our neighborhood.

Professional Background

Throughout my career, I have owned my own businesses and assisted other companies with their go-to-market strategies. My ability to pivot and stay attuned to what people truly want has allowed me to guide companies through even the most challenging times. This expertise in understanding market dynamics and stakeholder needs is one of my passions and strong suits. The skills I have gained equip me with the tools to effectively address our community's needs.

Commitment to Our Community

As a 10-year resident of this community, I am deeply invested in maintaining and enhancing the quality of life in our neighborhood. I am dedicated to promoting transparency, accountability, and open communication within our HOA. My priorities include:

- Ensuring fiscal responsibility and prudent management of our resources.
- Fostering a sense of community through inclusive events and initiatives.
- Addressing residents' concerns promptly and effectively.
- Speaking with each of you and gathering your feedback so we can better address what the community truly wants as a whole. I understand that many of you may not have the time or motivation to attend monthly board meetings, so I am committed to ensuring your voices are heard.

Vision for the Future

If elected, I will focus on:

- Enhancing our community's infrastructure and amenities.
- Strengthening safety and security measures.
- Encouraging active participation and collaboration among residents.
- Finding commonalities among residents to ensure the initiatives we focus on reflect the changes the majority wishes to see.

Conclusion

I am excited about the opportunity to serve on the HOA Board of Directors and contribute to our community's continued growth and success by ensuring everyone's voices are heard. Thank you for considering my candidacy.

Sincerely,

Anita Sharifi
28741 Hedgerow,
Mission Viejo, CA 92692
asharifi08@gmail.com

Frederick (Fred) Cohen for Lake Delegate

I have been a resident of Canyon Crest for 28 years. Our location in Mission Viejo, wonderful climate, and Canyon Crest clubhouse facilities provide a truly unique place to call home. I raised my two wonderful adult daughters here and now enjoy my home with my longtime girlfriend Susan and her two teenage daughters.

I have been very fortunate in both my science based education and career paths.

I initially graduated as a Textile Chemist from now Jefferson University.

First employed as a Process Chemist developing high pile fabrics at Malden Mills in Massachusetts, then employed as a Development Chemist by ICI Americas creating surface modified fabrics like "Visa soil and stain release garments" in Delaware, and finally an Industrial Water Management consultant for Betz Laboratories in both Pennsylvania and Southern California regions.

In 1986, I cofounded my own industrial water management company EAI Inc creating an extensive line of high performance boiler and cooling technologies and treating many high profile local hospitals and large commercial and industrial business clients in California and several other states. Now EAI Water, it is still doing business today after I retired in 2016 after 30 years of operation and management.

Mission Viejo Lake is truly a wonderful jewel in our community and our quality of life. When I moved here, it was also a premier fishing lake with excellent trout fishing, monster bass and huge catfish. Unfortunately, golden algae suffocated the fish ten years ago and it has yet to recover the ability to maintain a healthy fish population.

I think my science based water management and treatment background could be an asset to Lake Mission Viejo, perhaps being part of a solution to the lake's healthy fish environment planning and management of the lake water.

Thank you for your consideration.

Frederick (Fred) Cohen

Dale Tarkington

Canyon Estates – Candidate for Lake Delegate

My wife and I have been residents of Canyon Estate since 1996 and I am running for the position of Canyon Estates – Lake Delegate to Lake Mission Viejo Association (LMVA). I have been the Canyon Estates – Lake Delegate for the past fourteen years and have been on the Board of LMVA for the past fourteen years where I am currently serving as Vice President.

I received a Bachelor of Science Degree in Engineering and a Masters of Business Administration from Arizona State University. My business background has been in operations and management. I spent twenty-nine years working for two different electric utilities. I worked for Arizona Public Service Company for twenty-four years in various capacities including District/Division Manager for fourteen of those years. My family and I moved to California and Canyon Estates in 1996 when I accepted the position of the Assistant General Manager for Anaheim Public Utilities and served in that capacity until 2000. In 2000, I left Anaheim and became a management consultant. Many of the consulting projects I worked on dealt with how the organization operated and where it could improve. I retired from full time work in 2010 but have continued consulting on an occasional part time basis.

During my tenure as Canyon Estates – Lake Delegate and my position on the LMVA Board, we have focused on improving operations to maintain the overall facility, providing a variety of events for our membership. mitigating the golden algae and redeveloping the fish population in the lake and dealing with the Covid Virus. We are currently in the engineering stages to remove some of the lake water and replace it with water from the Advanced Purified Water facility built by Santa Margarita Water District. The replacement water has a lower salt content and will also reduce the pH of the lake water with the goal being to improve the clarity of the lake water and reduce the impact of golden algae on the fish population.

I would appreciate your support in electing me to another term as your Canyon Estates – Lake Delegate.