



Reserves at Madison Park Owners 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. 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

ANDREW SMERAGLIUOLO
FIRSTSERVICE RESIDENTIAL
25240 Hancock Ave Ste 240
Murrieta, CA 92562

January 13, 2026

A Meeting of the Members will be held as follows:

Date: February 18, 2026
Time: 7:00 PM
Location: Community Clubhouse
All mailed ballots should be received by us by February 17, 2026.

Please Note: The Inspector of Elections will be conducting the vote count over zoom and will NOT be present in person. Thus, ballots will not be accepted at the meeting and should be received by us by February 17, 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 Reserves at Madison Park Owners Association bylaws define a quorum as “a majority” of the voting power of the association, or 125 members. This quorum requirement is lowered to 20% (50 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!**

ANDREW SMERAGLIUOLO
FIRSTSERVICE RESIDENTIAL
25240 Hancock Ave Ste 240
Murrieta, CA 92562

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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c/o The HOA Election Guys - ReservesMadisonParkFILE
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Foothill Ranch, CA 92610

CANDIDATE STATEMENTS
(Additional statements on reverse)

Michelle Avery (Boening)

I've owned and lived here since July 2015 and am currently the HOA Board President. I have been serving on the board the past 3 years and would very much like to continue to serve our community along side my fellow board memebbers.

Jason Bagatourian

No statement was provided by this candidate.

Joann Ferrara-Genao

I have been a proud member of the association since our campus was built and sold during the years of 2004/2005 and have served on our Board since 2006. During my time as a delegate, I have consistently advocated for the beautification of our campus, responsible use of association funds, and the continued emphasis on pride of ownership throughout our community. My professional background includes over a decade in educational management at the secondary level, where thoughtful decision-making, clear communication, and balanced leadership are essential. I also bring extensive board experience, having served on my district's management board for ten years in the roles of President, Membership Vice President, and currently Treasurer. I am committed to attending all board meetings, only ever missing those that conflict with mandatory school events. My vision for our Association is a well-maintained, welcoming, and financially stable community that continues to grow in value and appeal. If reelected, I hope to further strengthen transparency, enhance community engagement, and continue improving our shared spaces while safeguarding our financial health.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Debra Skinner

As a Resident Owner/ HOA member since 2018, I am currently one of the newer members on the Board. My varied background provides a wide range of skills, experience and perspective that aims to continue to serve useful to the needs of the Board and the community.

Originally from the Midwest, and then on to CA, the highlights of my careers include:

VP Corporate Banking

Regional Sales Manager of National company

Small Business Owner and Developer

Hospice Caregiver

Holistic Health Care Manager and Practitioner

Along the way, there have been various Boards, Committees and Leadership positions, providing an opportunity to work both independently as well as, in concert with others to ensure optimal outcomes.

As a member of the Board, it would continue to be my intention to offer the same, toward the success of our community here at The Reserves.

Thank you for your support and consideration.

Jose Zuniga

I have been a member of the association for roughly three years, and during this time I've gained a strong appreciation for the value our organization brings to its members and the broader community.

My background includes extensive experience in public assistance eligibility, office administration, community outreach, and cross-departmental coordination within both educational and non-profit environments. I consistently focus on improving systems, supporting teams, and strengthening communication—skills I believe align well with the needs of the board.

My vision for the Association is to enhance transparency, strengthen member engagement, and support initiatives that improve long-term sustainability. I want to help ensure our association continues to grow in a thoughtful, inclusive, and well-organized way.

As a board member, I hope to bring structure, accountability, and a collaborative approach to the work we do. I am committed to attending meetings regularly, staying prepared, and contributing ideas that support both operational efficiency and member satisfaction.

I would be honored to serve and contribute to the continued success of our Association.