



The Fairways Community Association

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

Amber Hindley
Community Property Management
751 East Daily Drive Suite 300
Camarillo, CA 93010

August 11, 2023

A Meeting of the Members will be held as follows:

Date: September 28, 2023
Time: 7:00 PM
Location: Pool Area – 802 Congressional Rd, Simi Valley 93065

All mailed ballots should be received by us by September 25, 2023.

This Meeting of the Members is being held to vote on the election of THREE (3) 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 Fairways Community Association bylaws define a quorum as “a majority” of the voting power of the association, or 127 members. This quorum requirement is lowered to 25% (64 members) at a reconvened meeting. If quorum is not reached at this meeting, the members in attendance at the meeting may vote to reconvene the meeting to a later date (this is done via a voice vote of the members present at the meeting). In this case, the deadline for receiving ballots will be extended as well.

In addition to this notice, this package contains the following:

1. One Official Ballot - please return your ballot so that we can meet quorum!
2. One double-window envelope
3. One smaller Secret Ballot envelope
4. Two pages of candidate statements

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!**

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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

Chuck Bruhn

I am seeking re-election to the Fairways Board where I am currently serving as Treasurer. I would like to serve another term because there are issues that require experience to deal with: in particular the complicated property problems involving Lot D (the open space on the hill behind the homes on Congressional West of our Main Gate).

We kept costs down last year to help everyone during Covid and to battle inflation, but the next several years may be even more challenging as we face the increased costs of an aging community.

I have lived in the Fairways for thirteen years after moving from the Sherwood Forest area of Northridge to be closer to my Grand Children. I was also looking for a place where there is pride in ownership, some CC&Rs governing things like parking (particularly RV parking) and architectural modifications, with a community pool and open space for Me and my dogs to hike. I began attending HOA meetings regularly and served on the Architectural Committee.

Previously I served my community in Valencia as President of the Old Orchard HOA.

I am a graduate of the University of Denver in Business Administration with graduate studies at both UCLA and USC.

My work experience is mostly in the computer hardware and software business where I worked my way up the ranks to hold several VP positions.

I hope you will elect me so I can continue to help keep this a wonderful community for us all to live in.

CANDIDATE STATEMENTS

HELLO, MY NAME IS

JEROME



I'm the current Board VP. It has been my honor to serve you and The Fairways for 8 years.

My Background: Business Owner, Studied Business Administration & US Military Veteran.

When I joined the Board eight years ago, my Goals were crystal clear!

1. The Fairways is financially strong!
2. The Fairways is safe!
3. The Fairways holds its value as a community!
4. We have strong relationships with our vendors and homeowners!
5. We have outreach events and we live in a friendly & peaceful community!

I'm proud to say, with the help of our Directors & CPM, we have accomplished the above!

If you're interested in the community continuing to achieve the above 5 goals, I respectfully ask for your vote!