



Sinaloa Villas Homeowners Association

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

Valencia Management Group
Todd Anderson
25106 Avenue Tibbitts Suite 100
Valencia CA 91355

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.

December 8, 2025

A Meeting of the Members will be held as follows:

Date: January 21, 2026
Time: 6:00 PM
Location: The Recreation Center

*Members may also attend the meeting via zoom.com. Zoom info will be posted at: www.TheHOAElectionGuys.com/sinaloa

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 January 20, 2026.*

This Meeting of the Members is being held to vote on the election of SEVEN (7) 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 Sinaloa Villas Homeowners Association bylaws define a quorum as “51%” of the voting power of the association, or 100 members. This quorum requirement is lowered to 20% (40 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!**

Valencia Management Group
Todd Anderson
25106 Avenue Tibbitts Suite 100
Valencia CA 91355

Sinaloa Villas Homeowners Association

c/o The HOA Election Guys - SinaloaVillasFILE
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

Madeline Bouclis

1760 Sinaloa Road, Unit 267

Sinaloa Villas

October 2, 2025

Dear [Recipient Name or Board Members],

My name is Madeline Bouclis, and I have been a proud resident of Sinaloa Villas for over 30 years. Throughout my time here, I have been committed to supporting our community in various capacities, both through volunteering and participation in the management of our neighborhood.

In addition to my volunteer work with the Simi Valley Police Department, I currently serve on the Rules and Regulations Committee and am the designated contact for coordinating weekly junk removal within the community. During the pandemic, I took on the responsibility of creating and enforcing a pool reservation schedule to ensure safe use of the facilities. I also oversaw the rental and inspection of the Clubhouse, ensuring compliance with our community's Rules and Regulations.

Now that I am retired, I have the time and flexibility to participate in regular walk-throughs to ensure that our shared spaces and rules are being upheld, contributing to the high quality of life we all enjoy at Sinaloa Villas.

I also want to be able to communicate to all homeowners the necessity of assessments and dues increases. I believe it is important that every resident fully understands why these contributions are essential to maintaining and improving the standards of our community. By ensuring that Sinaloa Villas remains pristine, we can preserve the value and enjoyment of our homes for everyone.

Thank you for considering my interest in serving on this committee. I look forward to the opportunity to contribute further to our community.

Sincerely,

Madeline Bouclis

CANDIDATE STATEMENTS
(Additional statements on reverse)

Trayci Gibson

I hope this email finds you well. My name is Trayci Gibson, and I am an owner of Sinaloa Villas. I am writing to express my interest in serving as a board member for our Homeowners Association.

I've been a homeowner at Sinaloa Villas for eighteen (19) years and a Simi Valley resident for over forty-five (45) years. I am deeply committed to its continued growth and well-being. During my time here, I have developed a strong understanding of the community's needs and challenges, and I am eager to contribute my skills and experience to help address them.

I bring a wealth of knowledge, including project management, confidentiality, and conflict resolution, to name a few. I've worked at Amgen for the last eleven years, and prior to that, I was a Human Resources Administrator in the aerospace industry.

I am passionate about maintaining and improving the quality of life in our neighborhood, and I am dedicated to fostering a sense of community and cooperation among residents. I believe that, as a board member, I can help to ensure that our HOA operates effectively and transparently, and that it continues to meet the needs of all members.

Thank you for considering my application. I am enthusiastic about the possibility of serving on the board and working with fellow residents to enhance our community. I am available at your convenience for further discussion and am happy to provide any additional information you may require.

Warm regards,
Trayci Gibson
1778 Sinaloa Road, Unit 197
8054324988
Traycig@yahoo.com

CANDIDATE STATEMENTS
(Additional statements on reverse)

Pamela Foley

STATE REASONS FOR YOUR NOMINATION:

I have been a board member for many years, as well as the landscape chairperson. I have served as President, VP, and Treasurer in the past. I am also involved as the liaison for the HOA. I would like to continue to bring my experience to the board and serve our community.

GOALS FOR HOA:

Financial stability, improve security, complete clubhouse remodel, remodel tennis courts to include a pickleball court. Continue the roofing and lighting replacement projects.

George Herrera

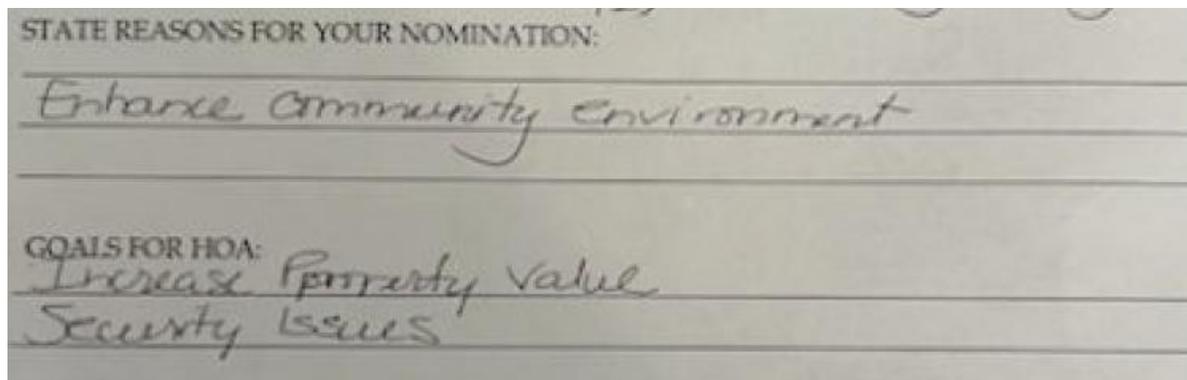
STATE REASONS FOR YOUR NOMINATION:

I have an economics background and I feel I could help cut cost of services we all pay for.
Aid the HOA to manage our outlay so we can better conserve our funds.

GOALS FOR HOA:

My goal is to work with suppliers and management co. get projects completed on time and within budget.

Jeffrey Kaufman



CANDIDATE STATEMENTS
(Additional statements on reverse)

Paul Krier

State Reasons For Your Nomination:

As a dedicated and active member of our community, I am eager to contribute my time, energy and experience to help maintain and enhance the quality of life we enjoy at Sinaloa Villas.

Over the years I've developed a deep appreciation for the importance of a well-functioning HOA. I believe that strong leadership, transparent communication, and thoughtful decision-making are essential to preserving property values, fostering neighborly relationships, and ensuring our shared spaces remain safe, beautiful and welcoming.

I bring to the board a background in Finance and Project Management, along with a collaborative spirit and a commitment to fairness.

I would be honored to serve on the HOA Board and help guide our community with integrity, transparency, and a focus on long-term sustainability.

Goals for HOA:

I am particularly interested in enhancing security, financial and operational improvements, increasing resident engagement, outdoor enhancements, and sustainability initiatives.

George Lorbeer

STATE REASONS FOR YOUR NOMINATION:

I have been serving on the Board for 3 1/2 years and wish to continue. I am willing to put in the hours it takes to keep the association running smoothly.

GOALS FOR HOA:

Keep the association running smoothly. Minimize the financial burden on the homeowners. Continue to maintain/replace reserve components when needed.
