



**Camrosa Maintenance Corporation**

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

Tritz - Tamara Smith  
1525 E. 17th Street, Suite A  
Anaheim, CA 92705

November 2, 2023

A Meeting of the Members will be held as follows:

Date: December 7, 2023  
 Time: 6:00 PM  
 Location: via zoom.com  
 Meeting and zoom info will be posted at: [www.TheHOAElectionGuys.com/camrosa](http://www.TheHOAElectionGuys.com/camrosa)  
 All mailed ballots should be received by us by December 6, 2023.

This Meeting of the Members is being held to vote on the election of ONE (1) director. 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 Camrosa Maintenance Corporation bylaws define a quorum as "50%" of the voting power of the association, or 36 members. This quorum requirement is lowered to 25% (18 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](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!**

Tritz - Tamara Smith  
1525 E. 17th Street, Suite A  
Anaheim, CA 92705

**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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27472 Portola Pkwy #205-412  
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**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Mbuyi Khuzadi**

My name is Mbuyi Khuzadi. As a member of the Board of Directors, I have had the honor of serving this community for some time. During my tenure, we have been successful in limiting dues, with reductions where possible and modest increases only according to need. We have also taken steps to maintain the common areas and, where possible, upgrade areas to increase their beauty and enhance the neighborhood. Some of these projects are still forthcoming at the time I write this including replacement of some of the trees on Halliday, repair of damaged sidewalk on Halliday, street slurry on Lassen Ct., and update of conman area in the south cul-de-sac on Lassen Ct.

For me, the opportunity to serve is a great honor. In this position, I hope to continue to uphold your right to enjoy your property as you see fit and to help provide support and direction to maintain the peace. Your home should be your sanctuary - with the continued peaceful and competent leadership in this community, I hope to keep it that way.

I am asking for your vote once again. Thank you for this great honor to continue serving you as your representative on our Camrosa Board of Directors.

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

**Sandra (Sandy) Walker**

Hi, my name is Sandy Walker. My husband and I have been homeowners here in Camrosa since September 1999 and live at the south end of Lassen Court. I retired in 2020 from working for an attorney service for over 20 years.

I have served as a volunteer on the Landscaping Committee for several years. I've asked to serve on other committees. However, my requests have been dismissed and all committees are now manned by all board members with no homeowner volunteers included. Why is that? I have attended our HOA meetings on a faithful basis and now, I am asking for your support as a candidate for a position on the Camrosa Board of Directors.

Quoted from his own flyer, my opponent stated in his last election that he:

1. "Reduced expenses for the association, including street sweeping and maintenance" -

- I would argue, those services have been below what standards we as homeowners would expect. I've lost track as to how many times the board has changed street sweeper companies and the contract landscaper has yet to grow trees beyond a few months in the Lassen Court entry. Our community is over 23 years old and we are still planting trees in the entry, hoping they will grow. Who is buying tree after tree? YOUR HOA monthly FEES!

2. "Provided greater freedom over individual properties for homeowners."

- I would argue, when we just received in the mail a 6-page draft proposing detailed restrictions and guidelines for our fences, artificial turf and drought landscaping. This is hardly 'greater freedom for homeowners'!

3. "Generally took a neighbor advocate stance on service"

-What does that mean? We have yet to have any of the board members visit with us as a "neighbor advocate". When the Board meets, we as homeowners have THREE minutes to address the board with questions, comments or concerns. After that the meeting proceeds down the agenda. There is NO dialogue. Never do they respond to our comments or are our comments acknowledged. It's as if we don't exist.

I could go on but I would gladly challenge my opponent on any of the "accomplishments" he listed in his campaign flyer of his last election.

I'm still waiting for the street to be repaired of cracks, wear and tear and a must needed street slurry.

My goal as a member of the Camrosa Board of Directors would be to welcome input from you, as my neighbor, address and put into action the needed improvements to restore our neighborhood, and preserve the value of each homeowner's property.

At the very least, we all have a shared interest to maintain our own individual properties and our collective community. I ask for your support and I will work with the other members of the Board to see those goals achieved.