Bixby Hill 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. 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

Anthony Corcoran
Seabreeze Management
6200 Playa Vista Drive
Playa Vista, CA 90094

December 19, 2025

A Meeting of the Members will be held as follows:

Date: February 9, 2026
Time: 6:30 PM
Location: The Rancho – 6400 E. Bixby Hill, Long Beach, CA 90815
All mailed ballots should be received by us by February 8, 2026.

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 Bixby Hill Community Association bylaws define a quorum as "50%" of the voting power of the association.
The voting power of the members is unequal as defined in the Articles and Bylaws.
297 total votes can be cast; thus, quorum is 149 votes.

This quorum requirement is lowered to 20% of the total votes that can be cast (or 60 votes) 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!**

Anthony Corcoran
Seabreeze Management
6200 Playa Vista Drive
Playa Vista, CA 90094

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!)

Bixby Hill Community Association BOD
c/o The HOA Election Guys - BixbyHillCom-FILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

CANDIDATE STATEMENTS
(Additional statements on reverse)

Dr. Gregory Judd

I am completing my third year on the Bixby HOA Board. It has been a pleasure serving, but I desire to finish some incomplete projects. My wife, Cindy, and I have been married for fifty-six years and raised four children in this wonderful community.

Administrative Background: I was an officer, presenter and district president of the California Chiropractic Assn. before retiring in 2017. I owned, managed, and provided or oversaw the treatment of more than five hundred thousand patient visits. Five colleges authorized us as a training facility for forty plus intern doctors. The practice was sold after four decades. I do enjoy team problem solving.

Team Objective: Make the Hill a highly desirable EXCLUSIVE NEIGHBORHOOD by developing a stellar reputation for **safety, beauty, financial wisdom**, and **every household's endless expression of goodwill for the community** at large. We need a community culture that is not apathetic regarding the neighborhood. A reasonable support for the Executive Board's initiatives is paramount., i.e. read the newsletter, attend the monthly meeting by zoom or in person, and aggressively look to the welfare of one's neighbor. I intend to provide insight and support to the HOA and community.

HOA Business Objectives: Through strong and experienced leadership, the Board must keep the association fiscally sound, able to build the reserve funds, keep the HOA fees in check, and avoid excess legal costs. I also support subcommittees that promptly and specifically address the needs of a sound organization. We should engage the professional talents of those living in Bixby whether on the HOA Board or not. They can provide periodic expertise by serving the personal interest of their own living environment.

Salient Goal: Our Board is best served by those who are sensitive to business acumen and detailed practices. Remember, legally we are a corporation with stiff fiduciary responsibilities. Logistically, we are like a SMALL CITY. The HOA board acts like a free *liaison* city manager, fire marshal, building dept., law enforcer, controller, parks and grounds, streets and sewer, city attorney, mediator, animal control, etc., etc. My proposal includes having a protocol for collecting and maintaining experience from all former board members to avoid having to reinvent the wheel with each transition of the board.

By the way, we love the support you all have given us. Thank you so much for the privilege of serving you for the last three years. It has been very rewarding working with such unselfish and talented leaders.

Dr. Judd "Greg"

CANDIDATE STATEMENTS
(Additional statements on reverse)

David Mains

Dear Bixby Hill Friends and Neighbors,

I am submitting my candidacy for our Bixby Hill HOA Board.

My hope is to bring my past knowledge, expertise, experience and prior board membership to enhance our current board, coupled with my long residency and familiarity of our community.

My chosen multi-faceted law enforcement career has given me many years of unique opportunities working closely with various city, state and federal departments, on different projects, problem solving along with maintaining budget restraints. Some of these agencies include traffic engineering, planning, courts, county, state and federal prosecutor's offices, police agencies, schools and with various politicians and city officials. Additionally, I have worked with security companies, property management companies and various community-based organizations. This intimate exposure has given me extensive insight into many situations that can and do regularly affect our neighborhood; and a solid background to not only successfully navigate them, but also to bring effective ideas and solutions.

If elected, I pledge that I will work hard to keep our community safe and secure and make fiscally responsible and common-sense decisions and put in the necessary time and effort to successfully and actively assist in completing projects before the board currently and in the future.

David Mains
951 Holly Glen Drive

CANDIDATE STATEMENTS
(Additional statements on reverse)

Tony R. Mendoza

We have lived on Hillside Drive for 13 years. I grew up in Long Beach and graduated from Saint Anthony High School. I served on the board for more than five years through COVID and the recall. During this time I worked with CSULB to replant the trees behind the homes on Hillside Drive and built a working partnership with university leadership. I have owned a small business and worked as an executive at a multinational engineering firm. I now advise cities and agencies on transportation safety and mobility. As a board member, I would prioritize safety and security investments and support home improvements so property values stay strong. I value the HOA's social activities because they keep neighbors connected and improve security as we look out for each other. Neighbors describe me as a calm, steady and rational voice. I have served on several boards, including Walk Long Beach and as Director of the American Planning Association in Los Angeles County.

Becky Omel

Dear Neighbors,

I have truly enjoyed working with all of you, the current HOA Board (as Vice President), the Rancho (as our community Liaison) and the Social Committee (as Chairman) to help our neighborhood grow closer and build a stronger sense of community. I feel like we have listened to the community and gotten so much accomplished… and this is only the beginning.

It has been wonderful to see more children joining our neighborhood and creating opportunities for them—and all of us—to connect, celebrate, and become friends!

Through my involvement with the Social Committee, I have welcomed new neighbors, supported opportunities to make new friends, and helped organize events that bring neighbors together. From providing meals for neighbors who are under the weather and to celebrating holidays, we've built a tradition of kindness and camaraderie that I would love to continue and strengthen.

I'm passionate about maintaining our neighborhood's welcoming spirit and ensuring that everyone feels included and connected.

I would also like to see some of the important projects we are currently working on completed… like the repair of the guard house and the landscaping of the median (starting this January).

I would really like to work with this current board for another term as one of your directors.

Sincerely,
Becky Omel

CANDIDATE STATEMENTS – Additional statements on reverse

From Claude Friedmann to all my Bixby Hill friends and neighbors,

I have lived in this wonderful neighborhood since 1979—that's 46 years!—along with my wife of 51 years. We raised four children here, all now grown and wed and gainfully employed, and who have blessed us with nine grandchildren. I was on the Board twice before —now in my third stint. Why, you may ask, would anyone want to volunteer three times for such a thankless job, and then run for re-election as I am doing now? I am 82 years old, have no ego in it, and nothing to gain personally. Each time I have joined the Board has been to try to deal with a significant issue. The first was to try to extricate us from an ill-conceived lawsuit vs the City and Rancho when the Rancho decided to refurbish and build. (Ironically, the very room the Board now meets in monthly was the primary cause of the suit.) My second time was precipitated when the sitting Board refused to depose its president who had no longer lived here for 2 years. So why now? The primary reason was the guardhouse being in need of repair after three years, and the high cost of "Plan B". In addition, I was concerned about the state of the general beauty, security, and overall standards in our neighborhood, including the loss of our previous popular post commander.

So what, if anything, have I and our Board accomplished , and what are my hopes if elected to another term? First, we are very close to fixing the guardhouse based on the original design, with slight structural and some safety modifications. If all goes according to plan, work could begin in early January. Second, I was appointed Security Committee Chair. Since there had not been a security committee for the 2 previous years, morale among the guards was quite low. I spent many hours in the guardhouse learning how difficult and tricky their work was, and worked with the Board to clarify the lines of communication between membership, Board and Allied personnel. Morale improved greatly, and the guards are now a more coherent and effective force. New protocols have been created to improve street sweeping, and compliance with parking regulations and traffic laws.

So why run again? First, to see the guardhouse repair through to the end. Second, in view of post commander Irwin's recent retirement, work with Allied and the Board to keep our security and safety as strong as possible through the inevitable transition.Third, to do everything possible to support our Violations Committee and Common Grounds Committee in enhancing the standards of our great community. LET US KEEP MOVING FORWARD SO WE CAN FURTHER INSURE THAT BIXBY HILL IS FISCALLY SOUND, SAFE, BEAUTIFUL AND FRIENDLY.Sincerely, CLAUDE T.H. FRIEDMANN,M.D., 706 Hillside Dr.; tortooga2@yahoo.com; 310-2592704.