



**Haverton Homeowners 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 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.*

Common Interest Management - Lynda Powers  
262 E. Hamilton Ave, Suite D  
Campbell, CA 95008

April 1, 2025

A Meeting of the Members will be held as follows:

Date: May 12, 2025 (All mailed ballots must be received by us by May 11, 2025)  
 Time: 6:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/haverton](http://www.TheHOAElectionGuys.com/haverton))

**If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: Common Interest Management – 262 E. Hamilton Ave, Suite D, Campbell, CA 95008**

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 Haverton Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 30 members. This quorum requirement is lowered to 20% (12 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!**

Common Interest Management - Lynda Powers  
262 E. Hamilton Ave, Suite D  
Campbell, CA 95008

**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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## CANDIDATE STATEMENTS

### Corina Balmez

I have been living in this Complex for 20 years and I like it a lot. My background as an Economist and also being a member of the Board for the last 7 years and President for the last 4 years, makes me understand the Budget, the Association's finances, discuss and carry out ideas. My goals for this community are: working closely with the Board and homeowners on complaints and requests in a professional manner, protect and maintain our property values, follow and apply the policies and rules of our CC&R, review all expenses in order to minimize the cost for our community and to minimize the increase of our monthly HOA.

### George Michael

My name is George Michael. I have been a resident and member of the Haverton Homeowners association for over a decade. I am father to an 8 month old son. My background is in Software Sales where I manage a world wide renewals team in the scope of compliance.

I have witnessed the HOA dues rise over 50% since I moved here. I, as many others in our community, feel that the return on what we pay for has not met our expectations over the past few years. We have, in my humble opinion, lacked in overall safety, cleanliness, quality of representation, and execution on issues pertinent to our community. We have witnessed vandalism, intruders, noise issues and minor crimes take place over the years without being properly addressed. Being a new father, these are important issues that I am dedicated to addressing to create a better environment for my son to grow up in. My vision is to create a more transparent and democratic process when making decisions that alter the quality and safety of our community.

It is my intention, as a member of the board, to have our association buy into a better experience at a more reasonable cost compared to what we experience now.

What I pledge as a board member:

- 1) be more visible to the community, facilitate more open discussion on issues and take into consideration concerns of our fellow members.
- 2) make necessary changes to community guidelines that can be effectively enforced with compassion, transparency, and better communication
- 3) actively shop to receive quality from our service vendors while minimizing our monthly expenses
- 4) create a greater sense of community pride for all those involved in our association

I have only managed to attend a handful of meetings at times that were not conducive to my schedule. I have witnessed monthly meetings that were cancelled due to absence of necessary board members. We need to have more frequent community calls to better address the needs of our members.

This is my first attempt to be a board member and I hope to be given the opportunity to serve you all in good faith for a better overall experience at Haverton.

Regards,  
George Michael