



**Landmark Homeowners Association #1**

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

Denis Wilkins  
Lordon Management  
1275 Center Court Dr  
Covina, CA 91724

**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.*

February 9, 2026

A Meeting of the Members will be held as follows:

Date: March 11, 2026 (All mailed ballots must be received by us by March 10, 2026)  
 Time: 6:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/landmark](http://www.TheHOAElectionGuys.com/landmark))

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: **The HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

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 Landmark Homeowners Association #1 bylaws define a quorum as “a majority” of the voting power of the association, or 140 members. This quorum requirement is lowered to 20% (56 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!**

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Lordon Management  
1275 Center Court Dr  
Covina, CA 91724

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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**  
**(Additional statements on reverse)**

**Edward Guerrero**

My name is Ed Guerrero and I am running for reelection to the Landmark Board of Directors. I have been a Landmark resident for more than 27 years, a board member for 21 of those years, with the last six years as president. I feel that I have done a good job serving the needs of Landmark homeowners and I would like to use my years of Board expertise to continue doing this valuable work in our community.

In 2025, costly outlays were avoided, which will allow the board to keep monthly HOA dues at a minimum, which has always been a priority for myself and the board.

Personally, as a retiree, I have the time, ability, and willingness to:

- Meet with contractors and oversee construction projects and repairs.
- Perform 'handyman' tasks which would normally be outsourced to contractors who charge high prices for these services.
- Monitor the work of our landscape company to ensure the landscaping on Alicante and the pool area is being performed to Landmark standards.
- Serve on the Architectural Committee and make myself available to homeowners to guide them through the architectural change request process.
- Quickly respond to requests for lost / inoperative pool entry fobs.
- Administer mylandmarkhoa@gmail.com 'push' emails.
- Periodically remove trash from Alicante and Hillsborough Ave. landscapes.
- Attend City Council meetings to further the interests of Landmark homeowners.

I am committed to keeping our neighborhoods attractive as well as maintaining them at the lowest possible cost, so that you are proud to live in the Landmark community.

Thank you for your continued support,  
Ed Guerrero

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

**David Hinkley**

Hello, my name is David Hinkley, and I live on San Antonio Ave. My wife Margaret and I moved here in 1996, so we have been here a long time. I am an Aerospace engineer, and I work in El Segundo although I will probably retire in a few more years. I have three children that we have raised in this house and whom are now all grown.

I started out volunteering for the neighborhood watch when I moved in and I was asked to join the board a few years after that, so I have been on the board continuously for 20+ years. During the early years of my board service, I served with board members who had been active since the start of our board, so I remember the policy and methods that have been applied since the start of the HOA.

My philosophy for my board service has been and continues to be to elevate Landmark so that it remains a premier neighborhood in La Mirada. I love our community – the homes are large and well designed, with high ceilings and they sit on good-size lots. I have advocated and executed upgrades to the common area (pool and tennis courts), and I have been attentive to making the Alicante strip (between Avenida Espana and Las Puertas) look attractive.

My future goals are to continue improving our Architectural Committee process, that maintains an even look to our neighborhood, so that it encourages upgrades. I would like to consider additional plants in the areas we landscape and perhaps add signs at the entrances of our neighborhoods to give us a grand look. I would like to make improvements (not sure how just yet) to the Hillsborough slope that is on the east side of the Avenida Espana homes – it is owned by another entity, but its maintenance reflects on our neighborhood. Finally, I would like to update our HOA rules and governing documents because they were written over 45 years ago. Such updates would need a majority approval by Landmark homeowners, so it is a sizable but perhaps necessary goal.

Thank you for reading my candidate statement. I hope that you understand that board members donate their time to serve. We would appreciate it if others participate on our board, perhaps first starting on a committee and then eventually becoming a board director.

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

**Angie Nguyen**

My name is Angie Nguyen, and I have been a dedicated member of the association since 2015. I am a Civil Engineer with the Los Angeles County Department of Public Works, where I contribute to infrastructure projects that serve and strengthen our communities.

My vision for the association is to promote transparency, increase collaboration, and ensure community voices are heard. By encouraging meaningful engagement and feedback, we can identify priorities that truly reflect the needs of our members and residents.

I am proactive and results-oriented, with a strong commitment to advancing initiatives in a timely and effective manner. I am seeking the opportunity to serve on the board to help drive progress and foster a stronger, more connected community.

Respectfully,  
Angie Nguyen

Candidate Statement: Curtis Williams

I am running for the Board because Landmark HOA needs fair elections, consistent rule enforcement, and transparent decision making. I have lived in Landmark since 1999.

In the 2025 election, more than twenty percent of ballots were submitted. Despite this, the three directors present voted to close the meeting without reconvening and without counting any ballots. The election company, The HOA Election Guys, did not advise the Board that this action was not permitted under California law. As a result, ballots cast by members were never counted and no valid election was completed. I believe every member who votes deserves to have their ballot counted, and I will work to ensure all future elections are conducted lawfully and completed properly.

Architectural enforcement has also been inconsistent for many years. The Board serves as the architectural committee, yet approved plans for past projects often do not exist. Directors themselves have installed improvements that have been denied to other homeowners, including asphalt tile roofing, visible electrical conduits, and driveways wider than allowed by city code. When asked for copies of these approvals, none were produced. At the same time, my own requests, including a canopy and turf replacement, were delayed or denied, and legal counsel was engaged to demand modifications to an approved canopy located behind a seven foot wall. This pattern demonstrates selective enforcement rather than equal application of the rules.

Landmark is not a planned unit development. The city determines what can be built, and city enforcement is complaint driven. That makes it even more important for the HOA to apply its rules consistently and fairly, without discretion based on who is involved. I believe long standing selective enforcement cannot be corrected without structural change, and that the architectural committee function should be removed from the Board and replaced with clear written standards applied equally to all homeowners.

If elected, I will work for:

- Proper elections where every ballot is counted
- Clear architectural standards instead of discretionary enforcement
- Required documentation of all approvals and denials
- Fair treatment of all homeowners, including directors
- Open communication and transparency
- Supporting compliance with current California law, including recent changes under Assembly Bill 130. AB 130 limits fines to a single maximum \$100 per violation (current Landmark fine is \$50, but can be applied multiple times for the same issue).

Each member may cast three votes in this election. I respectfully ask for all three of your votes so I can work to restore fairness, accountability, and trust in Landmark HOA. I am hopeful that our votes will be counted this year.

Thank you!

Curtis Williams