



**La Mirada Landmark Adult
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

Debra Guzman
Lordon Management
1275 Center Court Drive
Covina, CA 91724

March 2, 2026

A Meeting of the Members will be held as follows:

Date: April 15, 2026 (All mailed ballots should be received by us by April 14, 2026)
Time: 2:30 PM
Location: The Main Lounge

ALL ballots must be received prior to the start of the Membership Meeting, at which time the polls will close.

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 La Mirada Landmark Adult Community Association bylaws define a quorum as “a majority” of the voting power of the association, or 261 members. This quorum requirement is lowered to 20% (105 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!**

Debra Guzman
Lordon Management
1275 Center Court Drive
Covina, CA 91724

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!)

**La Mirada Landmark Adult
Community Association**
c/o The HOA Election Guys - LaMiradaLandmarkFILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

CANDIDATE STATEMENTS
(Additional statements on reverse)

John Leeds

i have been a resident of la mirada landmark for 15 years i have been a member of the board for over two years and a member of the ACC committee for 4 years. i like being in a position where i can help residents whenever they need it and also like helping with our maintenance issues and helping keep our community a great place to live i intend to run for the board again in 2026 thankyou

Jack Walley

I am pleased to announce my candidacy for the Board of Directors after taking a year off. With 15 years of previous service on the board, I bring extensive experience, a deep understanding of our community, and a long-standing commitment to supporting the needs of our residents. I am eager to return, continue contributing to our community's stability and growth, and help ensure our senior community remains a safe, welcoming, and well-managed place to live.

1년간의 휴식 후 이사회에 복귀하게 되어 기쁘게 생각합니다. 15년간의 이사직 수행 경험을 바탕으로, 우리 커뮤니티에 대한 깊은 이해와 입주민 여러분의 필요를 충족시켜 드리고자 하는 오랜 헌신을 가지고 있습니다. 다시 돌아와 우리 커뮤니티의 안정과 성장에 기여하고, 어르신들이 안전하고 따뜻하며 잘 관리되는 삶을 누릴 수 있도록 최선을 다하겠습니다.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Victor Navarro

I currently serve on the L.M. Landmark Board as Corporate Secretary. After a Board member resigned their seat, I was selected to fill their position. A small snippet of history is necessary. I earned a Bachelor of Science degree in Business Administration – Accounting option at a local University. I married a godly woman for 43 years who passed away January this year. I raised a family and have two sons. While working full time I earned a master’s degree (MBA) in Operations Management from a reputable University which has provided me with a comprehensive set of skills and tools to work across various industries and settings. I also served and retired as a Deacon on the Board of a local Christian church in La Mirada for 18 years. I am now seeking your vote to remain on the Board and serve full term. I do not serve because it is fun, a hobby or to feel important. I believe that since I have certain abilities that I should seek the opportunity to serve the interests of my community as I am able. These are my guiding principles as a Board Member:

1. Focus on making sure that the interests of the community are the paramount consideration in all my recommendations and actions.
2. Achieve optimal results for the community when it comes to dealing with service providers.
3. Assess situations and issues to identify necessary actions.
4. Work in collaboration with other Board members to lower our operating and (reserve) project costs.
5. Do not engage in politics and support sound business decisions.

If you share my principles, I welcome your vote! Thank you for reading this statement.

Submitted by: Victor H. Navarro

CANDIDATE STATEMENTS
(Additional statements on reverse)

Genevieve Romo

My name is Gennie Romo. My husband and I moved to Landmark 31 years ago. Since then, he has passed away. I promised him that I would stay here at Landmark. We raised 5 children and have 16 grandchildren and 22 great-grandchildren.

I retired from, south Whittier school district after 35 years. I took care of 850 students' health records and reported them to the state of California. I took classes in first aid, CPR and search and rescue. participated in many committees, safety (OSHA), and finance.

Building representatives for California school employees associated (CSEA) for 25 years. President for CSEA union for 5 years. Volunteered at Presbyterian Hospital, Leffingwell elementary School and St Bruno Catholic Church.

Here at Landmark, I started Bingo lunch. Helped with Friday night Bingo with Peggy Roman and started bunco. I am currently the chairperson of the ceramics club; I work in the library and have been a member of the landscape committee for many years.

So please if you elect me, I will do everything I can to listen to what you have to say. Try to keep expenses down and work in the best interests of the residents. Continue working to maintain our beautiful landscape and trees.

Please vote for me.

Thank you
Gennie Romo

제 이름은 제니 로모입니다. 저와 제 남편은 31년 전에 랜드마크로 이사 왔습니다. 그 후 남편은 세상을 떠났지만, 저는 남편에게 랜드마크에 계속 머물겠다고 약속했습니다. 저희는 다섯 자녀를 키웠고, 16명의 손주와 22명의 증손주가 있습니다.

저는 사우스 휘티어 교육구에서 35년간 근무하다 은퇴했습니다. 학생 850명의 건강 기록을 관리하고 캘리포니아 주에 보고하는 일을 했습니다. 응급처치, 심폐소생술(CPR), 수색 및 구조 관련 교육을 이수했습니다. 안전(OSHA) 및 재정 관련 여러 위원회에서 활동했습니다.

캘리포니아 학교 직원 협회(CSEA)의 건물 대표로 25년간 활동했으며, CSEA 노조 회장을 5년간 역임했습니다. 프레스비테리안 병원, 레핑웰 초등학교, 세인트 브루노 가톨릭 교회에서 자원봉사를 했습니다.

랜드마크에서는 빙고 점심 모임을 시작했고, 페기 로만과 함께 금요일 밤 빙고 게임을 진행했으며, 번코 게임도 시작했습니다. 현재 도자기 클럽 회장을 맡고 있으며, 도서관에서 봉사하고 있고, 오랫동안 조경 위원회 위원으로 활동해 왔습니다.

저를 뽑아주신다면 여러분의 의견에 귀 기울이고, 비용을 절감하며, 주민 여러분의 이익을 위해 최선을 다하겠습니다. 아름다운 조경과 나무들을 잘 관리하는 데에도 계속 힘쓰겠습니다.

저에게 투표해 주세요.

감사합니다.

제니 로모

CANDIDATE STATEMENTS
(Additional statements on reverse)

JIN OH (Jay) Hwang

① Served as a Board Member, Director
since 2024

② Served as a President of
La Mirada Landmark Korean Asso.
since 2024

MBA, Kyung Hee Univ.
in Korea