

**Vevo Flats 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 letter from the Board of Directors

PMP Management - Erica Wood
445 S. Figueroa St, Suite 2310
Los Angeles, CA, 90071

February 25, 2025

A Ballot Counting Meeting will be held as follows:

Date: April 3, 2025 (All mailed ballots should be received by us by April 2, 2025)
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/veoflats)

Physical location to attend the zoom meeting: PMP Management – 445 S. Figueroa St, Suite 2310, Los Angeles, CA 90071

This Meeting is being held for a vote of the members to approve a special assessment of \$1,579.76 per unit annually, or \$131.65 per unit monthly, to fund a security/patrol contract for the association. More information about this special assessment can be found in the enclosed letter from the Board of Directors.

For the ballots to be counted, a quorum of the membership must return a ballot. Pursuant to California Civil Code section 5605(d)(3) a quorum of “more than 50%” of the membership is needed, or 27 ballots. If sufficient ballots to meet a quorum are not received by the initial ballot-counting meeting or if additional participation by the membership is deemed in the best interests of the Association, the Board of Directors and Inspector of Elections reserve the right to repeatedly adjourn the ballot-counting meeting and extend the voting deadline.

Once quorum has been achieved, a majority of the ballots cast needs to vote in favor in order for the special assessment to be approved.

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!**

PMP Management - Erica Wood
445 S. Figueroa St, Suite 2310
Los Angeles, CA, 90071

Vevo Flats Homeowners Association

c/o The HOA Election Guys - VevoFlatsFILE
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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!)

VEO FLATS HOMEOWNERS ASSOCIATION



IT ALL STARTS HERE

DATE: February 2025
TO: Homeowners Association Members
FROM: The Board of Directors
RE: Special Assessment

Pursuant to Civil Code Section 5605 of the Davis Stirling Act, the Veo Flats Homeowner Association Board of Directors has undertaken a thorough review of feedback from members regarding ongoing concerns with vagrant activity in and around the community. The Board has heard your concerns and, with the goal of ensuring efficient operations and maintaining adequate reserves for long-term requirements, has carefully evaluated the options available.

As a result of this review and in response to homeowner requests, the Board has determined that adding a patrol/security contract may be a viable solution for the community. Unfortunately, the Association's current budget does not cover this expense.

Before the Board can proceed with implementing a Special Assessment to fund the addition of a patrol vendor, the proposed Special Assessment must be sent to the membership for a vote. This measure aims to address residents' concerns and enhance the community's safety and well-being.

The Board has determined that an ongoing Special Assessment will be necessary to meet these needs. This Special Assessment would:

- Enable the Association to bring on a patrol/security service.
- Ensure financial stability for the Association.
- Maintain adequate funding for reserves.

The total annual cost of the Security/Patrol contract is \$82,147.52. To cover this expense, the ongoing Special Assessment will be \$1,579.76 per unit annually, or \$131.65 per unit monthly. Homeowners will have the option to pay the full \$1,579.76 as a one-time lump sum, or opt for monthly payments of \$131.65 over a 12-month period. Payments will be due and payable to the Association thirty (30) days after notice of the vote is provided to the members.

Ballots cast will be opened and votes tabulated at an open meeting of the Board as follows:

April 3, 2025
6:00 PM
Via Zoom

For the proposed special assessment to pass, a majority of ballots cast (constituting quorum) must vote to approve the special assessment. For purposes of this vote, quorum means more than fifty one percent (51%) of members (i.e., 27 of the 52 members).