

**Tustin Verdes Homeowners Association**

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

ProActive - Cody Alvino
PO Box 939
Lake Forest, CA 92609-0939

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

June 12, 2026

A Meeting of the Members will be held as follows:

Date: July 20, 2026
Time: 6:00 PM
Location: The Clubhouse
All mailed ballots should be received by us by July 19, 2026.

Ballots may be mailed in or submitted to the Inspector of Elections at the meeting. 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 Tustin Verdes Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 28 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

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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c/o The HOA Election Guys - TustinVerdesFILE
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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

Jimmi Goyne

Dear Members of Tustin Verdes,

My name is Jimmi Goyne from Condominium #26, and I am honored to announce my candidacy for the Tustin Verdes Homeowners Association Board. Over the past eight years as a resident, I have cherished the relationships and sense of community that make Tustin Verdes such a special place. My highest priority is supporting each member of our neighborhood and ensuring that everyone feels heard, valued, and included.

If elected, I will be dedicated to understanding and addressing your concerns, and I will advocate for decisions that reflect our shared interests. I am committed to maintaining open communication and transparency, so every resident's voice is considered. Alongside my commitment to the people, I will safeguard our HOA resources, ensuring they are managed wisely and efficiently to maximize benefits for all. This includes maintaining our common spaces and amenities to strengthen our community and support property values.

It would be my privilege to serve and support our neighborhood, always placing people first while ensuring responsible stewardship of our resources. Thank you for your trust and support—I look forward to representing you and working together for a brighter, inclusive future for Tustin Verdes.

Thank you
Jimmi Goyne

Debbie Morris-Williamson

Hi,

My name is Debbie, and I have served on your board of directors for several years. My husband, Ed, and I have lived here 21 years. Like myself, I've watched our homes get older and require more attention and maintenance. Costs are always increasing, but like myself, keeping expenses low and affordable is important.

We have a great community, and I hope, with your vote, to continue supporting you, the homeowner.

Debbie Morris-Williamson

CANDIDATE STATEMENTS – Additional statements on reverse

Kathy Layton

Dear Homeowner, My name is Kathy Layton, and I currently serve as President of the Tustin Verdes Homeowners Association. I have been a Director since 2015 and have proudly served our community in various roles over the years. My position on the Board is now up for re election, and I am once again asking for your vote.

Together with the Board of Directors, I continue to focus on improving our community, staying ahead of maintenance needs, and carefully managing HOA funds to ensure your money is used wisely.

Some recent accomplishments include:

- Enhancing our landscaping to support rising property values. This includes replacing mature trees at the front of the property, removing dying foliage, and planting healthy new greenery to improve the overall appearance of the community.
- Completing a slurry seal of our driveways to help protect the asphalt and extend its lifespan.
- Promptly addressing all concerns and items brought to the Board's attention.
- Staying informed about community-related issues that impact our area, including the recent replacement of electrical breakers in the laundry rooms to bring them up to California code.

I would truly appreciate the opportunity to continue serving and helping make Tustin Verdes a place where residents are proud to live—and where others want to buy.

Please take a moment to cast your vote in the upcoming election and support my continued service on the Board. Your vote truly makes a difference, and I would be honored to have it.

Sincerely,
Kathy Layton

Steven McFerson
Director Candidacy Statement
for

Tustin Verdes Homeowners Association, a Nonprofit Corporation

Steve's Qualifications Highlights

- Homeowner residing in Tustin Verdes since 1998 – nearly 28 years
- HOA Director and Treasurer since 2022
- Professional specializing in:
 - Telecommunications
 - Accounting, Finance, Budgeting
 - Procurement, Vendor Management
- Treasurer/Chief Financial Officer for historical charitable nonprofit corporation

Whether you own a condominium as your home, or own one to generate rental income, you expect your Homeowners Associations (HOA) to perform its duties. Doing so helps maintain & improve real estate property values regardless of whether you plan to sell during the short-term or own over the long-term.

HOAs exist for homeowners shared interest. Your HOA invests in our Common Area (residential buildings, garages, driveways and walkways, swimming pool, and clubhouse) and provides shared services (landscaping, laundry rooms, natural gas, fresh water, trash collection, sewer, security), etc.

As Director, Steve:

Attends each HOA Board of Directors' meeting.

Helps ensure money spent by our HOA is needed and a good reason exists.

Negotiated with our laundry machine vendor to charge 12-minute increments to use clothes dryers, saving our residents money by eliminating the prior 45-minute timespan.

When trash was not collected on days requested by the Board, achieved improved performance of Waste Management.

Learned that our community has electrical switches that are old and need to be replaced, and worked with Board to select the best proposal.

Advocate reform of our HOA Rules to better comply with our HOA's governing documents. Hopefully, you'll soon receive the proposed rules for your review and comments.

Convinced Board to streamline approval for noncontroversial Architectural Applications without unneeded delays.

As Treasurer, Steve:

Under Steve's money management strategies, HOA increased reserve funds by over \$29,000, **without increasing your assessment payments**. Funds earn 3.5% interest and are FDIC insured.

Claimed \$4,500 from the California State Controller for unclaimed property owed to our HOA.

Eliminated consideration of loan and special assessments to fund the electrical switch replacement project by convincing Board to complete this project gradually over several years. "Pay as you go"

CANDIDATE STATEMENTS - statement continued from reverse

Steve's Commitments to homeowners:

Listen to homeowners and residents.

Doesn't use HOA vendors to work in his home nor accept "gifts" from them. Kickbacks are wrong.

Doesn't prioritize Common Area work that benefits his home before others. HOA Directors should not receive preferential treatment above other homeowners.

Place ethics first.

Steve requests your vote(s) for Director on your ballot.