



**Reseda-Victory Condominiums
Homeowners Association, Inc.**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Julie Russo
Professional Community Management
1285 Corona Pointe Ct, Ste 101
Corona, CA 92879

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 double-sided 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.

April 23, 2026

A Meeting of the Members will be held as follows:

Date: May 28, 2026 (All mailed ballots must be received by us by May 27, 2026)
Time: 7:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/reseda)

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: **Professional Community Management - 1285 Corona Pointe Ct, Ste 101, Corona, CA 92879**

This Meeting of the Members is being held to vote on the election of FIVE (5) 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 Reseda-Victory Condominiums Homeowners Association, Inc. bylaws define a quorum as "51%" of the voting power of the association, or 35 members. This quorum requirement is lowered to 20% (14 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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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)

Hadie Cuyan-Latman

Hi everyone, My name is Hadie Cuyan-Latman and I would like to officially announce my candidacy for a position on the Reseda Victory HOA board. I look forward to working with other board members as well as the management team in an effort to continuously make Reseda Victory a great place to live. I have lived here for over 9 years with my family and love the community we have built with our neighbors. The board requires someone that understands the budget, knows how to manage the finances, discuss and carry out ideas, and listen to the owners. I continue to run our Facebook page with the intention of increasing and enhancing communication as neighbors, but also as an investment for caring and protecting our beautiful community under so much change in our world. There is nothing more important than trusting in our neighbors under such tumultuous times. I believe my abilities and experience make me a suitable candidate since I've served on the board as past president, member at large and current Interim Secretary. I would like for you to reconsider voting for me to address the continuity of care for our community and continue to serve the best interests for all homeowners. I take pride in ownership and would like to see our board make smart and sound decisions for the association's financial gain and beautification of our building.

Thank you for your consideration!

Kurt Wong

I currently serve as member-at-large on the HOA board. My past experience was the role of Treasurer. I have been on the board for the last two years and have been an owner since 2019. There are many challenges ahead of us and I want to do what is financially prudent and excellent for this place where most of us call home. My vision for the Association is to make this place better than we first moved in. I attend every board meeting via Zoom and I hope to continue to make sound financial decisions on your behalf.

Sara Zanville

I have been a board member for a year now and in this year, I am so proud that this current board has completed many projects. We've re-opened the pool last summer, replaced the broken lobby flooring, saved money for the community, have on-going projects scheduled, created newsletters to communicate to the community, hydrojetted the pipes, and more! I am also a Real Estate Agent so having the knowledge of this industry will help all members of the HOA. I look forward to serving on the board again in 2026!

CANDIDATE STATEMENTS
(Additional statements on reverse)

No statements were provided by these candidates:

Teri Irvin
Robin Lawrence
Irene Nemeth



A Note from The Inspector of Elections:

After the nomination period closed, we received a nomination from the member below. As this nomination came in after the nomination period had closed, we are not able to print their name on the ballot. You can vote for this member by writing their name on the ballot, and casting vote(s) as you would for any of the other candidates. Please note that this member, or any other write-in candidates, would need to be nominated from the floor of the meeting to be elected to the board.

Anthony Pinkins

No statement was provided by this candidate.