



**Fairgreen Town Homes Condominium Association, Inc.**

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

Justin Neal  
Community Property Management  
751 East Daily Drive Suite 300  
Camarillo, CA 93010

**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.*

May 22, 2024

A Meeting of the Members will be held as follows:

Date: July 8, 2024 (All mailed ballots should be received by us by July 7, 2024)  
 Time: 6:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/fairgreen](http://www.TheHOAElectionGuys.com/fairgreen))

Physical location to attend the zoom meeting: Community Property Management (751 East Daily Drive, Suite 300, Camarillo, CA 93010)

This Meeting of the Members is being held to vote on the election of TWO (2) 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 Fairgreen Town Homes Condominium Association, Inc. bylaws define a quorum as "51%" of the voting power of the association, or 21 members. This quorum requirement is lowered to 20% (9 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!**

Justin Neal  
Community Property Management  
751 East Daily Drive Suite 300  
Camarillo, CA 93010

Fairgreen Town Homes Condominium Association, Inc.  
c/o The HOA Election Guys - FairgreenTHFILE  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

**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)**

Fairgreen Townhomes Board of Directors **Nomination** Submission for **Bob Cohn**

**Qualifications/Comments**

I am currently the Treasurer for our HOA. Under my financial management for the past approximately 3 years, the following items should be noted:

- Our HOA's financial condition has improved immensely. Reserve funds have increased by double, from approximately \$90,000 to over \$180,000
- Through foresight and planning of the Special Assessment that I was primarily responsible for proposing and getting approved by the homeowners, that was collected in 2022 and 2023, it has allowed us to address the neglect of the community over the past decades. Including but not limited to the following improvements
- The following improvements, repairs, and maintenance have been made:
  - Streets have been completely repaved and slurry coating will be done at a negotiated discounted rate in the next month or so
  - All homes and the Clubhouse in the community have had wood repair and/or replacement done or scheduled
  - All homes and the Clubhouse in the community have been completely repainted or scheduled
  - Most common area walls have been repainted
  - Tree trimming completed as funds were available
  - Landscape appearance and maintenance are among the best in North Ranch
- Insurance, albeit expensive, was found and is currently in-force
  - California Fair Plan has preliminarily accepted us as a client, and coverage was bound. This will result in a reduction in our premiums, and the total will be determined after we get final approval from the Fair Plan based on the inspection in March
  - An additional policy that is needed to go along with the Fair Plan is in progress, but not obtained yet

If you are satisfied with the actions of the board during my tenure relating to the community as a whole, please give me your vote, and thank you in advance for your vote!!

Regards, Bob Cohn

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

**Gregg Elbling**

Hello, I am Gregg Elbling, who would gratefully appreciate your Vote this election!

We live in a beautiful pocket within the North Ranch community consisting of 41 homes and all our voices matter. Since moving into this community, I've seen and heard various opinions of everyone's voice. I feel communication with the board and our property management company is truly the key to a successful partnership. Since we are so small it is important that everyone's input is heard, because all our voices matter for the good of the community and our future investment.

Being part of a Board is a duty; and due diligence of decisions needs to be made with full transparency to members especially with the owner's input at the forefront. The vision is to have working committees composed of interested owners who will bring ideas and potential solutions to the Board for open discussion and decision. We are all in this together!

We need to make sure our board fulfills its full obligations to our members and investments to the property. I know how to prioritize and run a business as I've had my own for the last 21 years. Along with being part of 2 other community boards, assisting in maintaining, organizing, and implementing ideas, actions, and visions for the good of the community. I know how to wear various hats and get the most value out of our resources and money.

I would love the opportunity to be a member of the Board if elected to such a pristine and thriving community of ours in North Ranch. I will add a new insights and fresh eyes to align all our goals and commitments for a successful community and partnership. Running our Association like a business and operating it like one is the key to success and growth!

Sincerely your neighbor,  
Gregg Elbling