



December 31, 2022

Attention All Members:

A Meeting of the Members will be held as follows:

Date: January 31, 2023

Time: 4:00 PM

Location: via zoom

Meeting info and zoom link will be posted at: www.TheHOAElectionGuys.com/boyntonavenue

This Meeting of the Members is being held to vote on the election of THREE (3) directors.

The Boynton Avenue Homeowners Association governing documents specify there shall be no quorum requirements for the Election of Directors.

Enclosed with this notice is:

1. Your Official Ballot - please return your ballot so that we can meet quorum!
2. One yellow secret ballot envelope
3. One pre-addressed white envelope (which needs to be signed!)
4. One page of candidate statements – please see statements on both sides of that page

Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the yellow Secret Ballot Envelope.
DO NOT MARK THE YELLOW ENVELOPE
DO NOT MARK THE BALLOT EXCEPT TO CAST YOUR VOTE
- 3) Insert the sealed Secret Ballot (yellow) Envelope into the provided white envelope which is addressed to Boynton Avenue Homeowners Association care of the HOA Election Guys
- 4) **SIGN THE LEFT-HAND CORNER OF THE WHITE ENVELOPE!!!!**
(Your vote will not count if you do not sign the envelope)
- 5) Apply postage and mail – Mailed ballots must be received by January 30, 2023.

The envelopes are already pre-addressed with our return address (and our address is also reflected on the footer of this letter).

If you have any questions, please do not hesitate to contact your association's Inspector of Elections, The HOA Election Guys, Inc. an independent third-party as required per CA Civil Code.

The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

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.

CANDIDATE STATEMENTS

(Additional statements on reverse)

Richard L Davies

I have served on the board for several years now and I wish to continue. We have spent several years in planning the current project under discussion. The scope of this job is not just to bring us into compliance with state requirements but to address the overall appearance of the complex, as well as safety issues for the balconies. The complex is over forty years old and the material we will be replacing are the original construction materials that are full of dry rot. It is also my opinion that the interests of the members of this association who are actual **residents** would be better served by having **resident** owners make up the board. The landlord owners do not have the same interests or priorities as the residents. This property is not just an investment for the residents, it is our homes.

Anna Ericsson

Hello Neighbors,

My desire to be on the board of association is to ensure all voices of our community are heard and respected.

My desire is to address neighborhood concerns while prioritizing a healthy budget for planning and improving our investment.

I have been in this community since 2010, and a part of HOAs in other communities since 2005.

I have been a property manager and business owner in real estate since 2005 and understand business transactions and planning as it relates to project improvements and prioritizing community needs.

I have been encouraged to run by other homeowners and will see to it that we all work together to create a friendly, honest transparent community where all homeowners concerns are listened to and considered.

I have been recognized at Stanford Healthcare for my communication and leadership skills and will apply this within our community as needed.

If elected, I'm hopeful, we can make it a priority to work together to improve communication and build better trust between the Board, community and management.

Jo Ann Francisco

16 years at the community. I delivered the mail for 31 yrs and am a people person. I served as a union rep. Helping fellow carriers, new hire trainer, supervisor and Friend with the PO friends program. My vision is to bring unity and have a friendly community that works together for the good of our community. I hope to accomplish an open door policy with my neighbors and to budget the assessments so we can flourish and make good common sense decisions, with the money entrusted to us. Since I retired 3 years ago I have been making meetings on a regular, before that my daughter was sitting in for me. I have been a union representative which is somewhat like a board we do it for fun and free. I can't wait to be able to serve my community. I know it will be a challenge to step in and help at these difficult times, but I will give it my best. Thank you!

CANDIDATE STATEMENTS

(Additional statements on reverse)

Jennifer Laity

1. I have been a member of the association since 2004.
2. I have volunteered on the HOA Board since 2010.
3. I've been in the fitness and wellness business for more than 25 years, have been a year-round volunteer at my church for more than 12 years, and spend my spare time in the great outdoors.
4. My ideal vision for the Association is a community of owners that look out for each others interests and well-being at least as much as their own, that shows respect for every resident in our multi-family community, and seeks to foster a true sense of what it means to be neighborly.
5. Continue to address the necessary safety, preventive maintenance, and aesthetic improvements to our community in a fiscally and logically responsible manner. Since it seems we finally now have homeowner participation and interest in this process, provide continuity to what will likely be a new Board and hopefully then find other homeowners willing to volunteer to serve on the Board going forward.
6. I have attended all but three meetings since I joined the HOA and all but one meeting since I joined the HOA Board.
7. For the last 7 years, I have served on the Board of Beautiful Day, a public non-profit, as Acquisitions Director, and now on the Executive Board.

A Note from The Inspector of Elections:

This election is for three (3) directors on your board. The following candidate is a "write-in" candidate since her nomination was not received by the nomination closing date. Her name is not pre-printed on the ballot for this reason. However, your bylaws permit floor nominations which allow candidates to be added to the ballot as "write-in" candidates, as long as they are nominated from the floor at the annual meeting. Members who wish to vote for them may write their names on the ballot and cast votes for them as they would for any of the pre-printed names already on the ballot.

Tracy Webb Scarpa

I have been a member of the association since 1998. I have been a practicing realtor since 1985. I saw the value in the complex then and still see a value in the complex now. My experience in selling real estate and managing rental properties will bring knowledge to the board. Keeping the complex maintained and abiding by the SB326 Compliance is my goal. I am currently president of a condo association and managed the roof replacements and reconstruction of the garages. Please write Tracy Webb Scarpa in as running for the board.