

**Canyon Estates Community Association**

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

MAIL TO:

Otis HOA Management
23120 Alicia Parkway, Suite 215
Mission Viejo, CA 92692

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. Nine 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

August 13, 2026

A Meeting of the Members will be held as follows:

Date: September 16, 2026
Time: 6:00 PM
Location: Clubhouse Library – 22300 Canyon Crest Drive

Please Note: All mailed ballots should be received by us by September 15, 2026. Ballots may also be 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 to the Board of Directors and ONE (1) delegate to the Lake Mission Viejo Association (LMVA).

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Canyon Estates Community Association bylaws define a quorum as “51%” of the voting power of the association, or 500 members. This quorum requirement is lowered to 20% (196 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!**

Otis HOA Management
23120 Alicia Parkway, Suite 215
Mission Viejo, CA 92692

Canyon Estates Community Association

c/o The HOA Election Guys - CanyonEstatesFILE
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!)

My name is Morgan Christen, and I currently serve as Secretary of the Board. I am asking for your continued vote and support.

My family and I have proudly called this community home for 15 years. Over that time, I have been committed to giving back through civic and professional service including as a member of the Investment Advisory Committee for the City of Mission Viejo, Treasurer of the Laguna Beach Police and Community Foundation, and a Board Member of the Pepperdine Graziadio Business School.

Professionally, I hold an undergraduate degree in Finance from the University of Southern California and an MBA from Pepperdine University. I am the founder and CEO of Spinnaker Investment Group, LLC.

I am passionate about maintaining Canyon Crest as the premier community in Mission Viejo, and I look forward to continuing that work on your behalf.

Thank you for your time and your support.

Mike Foley, Current CEHOA Board Member, Statement of Qualifications

Greetings:

As a current Canyon Crest HOA Board Member for the last two years, I have been active in the selection of new vendors and continuation of current vendors. The oversight of our vendors is critical. As an example, we had a previous landscape vendor whose work had dramatically fallen off. I helped replace the previous landscape vendor by negotiating a new contract with our current Landscape vendor and I believe the community will agree that the new vendor has done a tremendous job and we lowered the landscape budget by 8%. What follows are other examples of what has been accomplished.

This year we also facilitated the resurfacing of our pools, and I was active in negotiating that contract and again, I believe the whole community will agree the pool looks fantastic.

Have been very active in the Tree Maintenance program that has significantly upgraded views and enhances the overall feel of the neighborhood.

Worked to negotiate the paving renovations on many of our streets.

Was never happy with the Audio / Visual system in the club house and was successful in replacing all with YouTube TV.

Was instrumental in bringing in the RFID Technology which will be facilitated to all owners making access to through all gates seamless, quick and efficient. I have always thought we should have enhanced security due to the rash of recent coastal burglaries and have worked with security leaders of our vendor to ensure that all vehicles are monitored and documented. Am proud to say that we have had less occurrences in the neighborhood than prior to my involvement.

All the above has been done while keeping our dues extremely competitive for what Canyon Crest provides.

As previously stated, I have had numerous board positions on Private Country Club boards and Athletic Boards.

Over the last two years I have enjoyed volunteering my time and efforts on your behalf, serving our community, and hope to continue to do so with your vote.

My name is Aaron Glatman, and my family and I have proudly called Canyon Crest home for the past 23 years, where my wife and I raised our three sons.

As a longtime homeowner and former President and Treasurer of the Canyon Crest Board, I understand what it takes to preserve and enhance the quality of life in our community while protecting the value of our homes.

With 979 homes in our association, strong leadership and financial discipline are more important than ever.

I believe in making smart improvements that strengthen our community, maintain our amenities, and improve property values—while keeping dues and assessments under control.

During my six years serving on the Board, I'm proud to have helped lead several meaningful improvements, including:

- **Converting unused grass areas into family-friendly play spaces**
- **Expanding the basketball court and upgrading BBQ amenities**
- **Adding pet waste stations throughout the neighborhood**
- **Modernizing the gym with upgraded equipment and flat-screen TVs**
- **Improving clubhouse accessibility for residents**
- **Installing gate arms at community entrances to improve traffic flow and resident access**
- **Strengthening our financial reserves by investing in U.S. Treasuries, increasing returns from 1% to over 4%, helping offset future dues increases and reducing the risk of special assessments**

I am committed to keeping Canyon Crest a premier, safe, and financially strong community.

Working from home gives me the flexibility to stay actively involved and responsive to the needs of our homeowners.

My experience, leadership, and commitment to practical solutions can help ensure our community continues to thrive for years to come.

I would be honored to earn your vote and the opportunity to serve Canyon Crest once again.

Aaron Glatman

Aaron Glatman
22545 Canyon Crest Drive

Candidate: Thomas J Groscup

Residency: Proud Resident for 7 years at **28721 Appletree**

Dear Neighbors

My name is Thomas J Groscup. You can call me Tom, Tommy, or Thomas. I proudly answer to all three. I am announcing my candidacy for a position on the Canyon Estates Board of Directors.

Over the past seven years, my family and I have been incredibly grateful to call Canyon Crest our home. It is a wonderful place to live, and much of that is thanks to the dedication of our current HOA board members. I deeply appreciate the hard work they have put into maintaining our community standards ,safety, and welcoming atmosphere. All while working hard to keep our HOA fees to an acceptable level.

As a long – term resident, I feel now is a perfect time for me to give back to the neighborhood that has given so much to my family. I believe I have a lot to offer both our community as a whole and you, as my neighbors, on an individual level. My goal is to bring collaborative spirit, a fresh prospective, and a strong commitment to keeping Canyon Crest Estates a premier, thriving place to live.

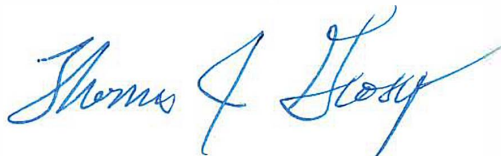
My background and work experience comes from 30 years of owning and operating PCW Millworks Inc. A commercial architectural millwork company. While acquiring many skills along the way I feel my most effective skills are leadership and problem solving. With these two skills come a strong connection to personal relations and sound decision making. I feel that this has helped me prepared to be an effective and balanced member of the Board of Directors.

My priorities , if elected, would be to ensure that all neighbors' feedback and concerns are heard. Respectfully prioritizing issues and finding workable solutions. Working to maintain our current reasonable HOA fees. And to keep our community safe, clean and beautiful.

I would be honored to earn your vote and serve as your voice on the HOA board. Thank you for your time, your consideration, and for being such a fantastic neighbor.

Warm regards,

Thoams J Groscup



Bob Lahman

I am pleased to announce my candidacy for a position on the Canyon Estates Board of Directors. My wife, Maureen, and I have lived in Canyon Estates for nearly 14 years and have a great appreciation for the community. We live at 22501 Canyon Crest Drive. Most of you know me from walking my boxer, Butch, before he passed away, from seeing me working in my yard, or from getting to know me at the association's gym.

My work background is 29 years at Wyeth Pharmaceuticals, where I was VP of Healthcare System Sales, and 10 years at OptumRx, where I was SVP of Industry Relations. Both positions were leadership positions that required skilled personal relations as well as sound decision making capabilities and P&L responsibilities. I am now semi-retired and work part time as a healthcare consultant. I feel all my work experience will help me be a well balanced and productive Board of Director member.

My priorities, if elected, would be keeping our community safe, clean, and beautiful, while maintaining very reasonable HOA fees. I am very respectful of everyone's point of view and individual priorities and will work to find solutions to issues that work for everyone whenever possible.

I would appreciate your vote and look forward to serving on the Board of Directors.

Sincerely,

Bob Lahman

CANDIDATE STATEMENT

Mohammadmehdi (Matthew) Vaezi

My name is **Mohammadmehdi (Matthew) Vaezi**, and I am honored to submit my candidacy for the Canyon Estates Board of Directors.

My family and I are proud homeowners in Canyon Estates. My wife and I are raising our two daughters in this community, and we are deeply invested in its future. As a resident, neighbor, and homeowner, I am committed to helping maintain a safe, attractive, financially responsible, and family-friendly neighborhood for all residents.

I am a Civil Engineer and licensed General Contractor with experience managing residential, commercial, and infrastructure projects. Throughout my career, I have overseen budgeting, contractor management, permitting, project planning, and cost analysis. This background has given me valuable experience in evaluating projects, managing resources responsibly, and balancing quality with cost-effectiveness.

If elected, one of my priorities will be helping ensure that HOA funds are managed wisely, efficiently, and transparently. As both a homeowner and construction professional, I understand the importance of obtaining quality work at fair prices and identifying opportunities to improve efficiency without compromising quality. I believe careful project review, competitive bidding, and responsible planning can help maximize the value of every dollar spent while maintaining the high standards our community expects.

I am also interested in exploring practical improvements to community lighting, landscaping, common areas, and long-term infrastructure planning. By emphasizing preventive maintenance and thoughtful planning, we can help avoid larger expenses in the future while continuing to enhance our neighborhood.

Equally important, I believe Board members should listen to homeowners and consider a variety of perspectives when making decisions. I am committed to open communication, accountability, and working collaboratively with fellow Board members and residents to serve the best interests of our community.

Beyond my professional experience, I believe in giving back to the community through volunteerism and service whenever possible. Service, integrity, accountability, and respect for others are values that guide both my personal and professional life.

As a homeowner with a long-term commitment to Canyon Estates, I am prepared to dedicate the time and effort necessary to help preserve property values, manage community resources responsibly, and support the continued success of our neighborhood.

My goal is to help ensure Canyon Estates remains one of the most desirable, well-maintained, and financially responsible communities in Mission Viejo for current and future homeowners.

I would be honored to earn your vote and the opportunity to serve our community.

Thank you for your consideration.

Mohammadmehdi (Matthew) Vaezi
Canyon Estates Homeowner



Frederick (Fred) Cohen for Lake Delegate

I have been a resident of Canyon Crest for 30 years. Our location in Mission Viejo, wonderful climate and Canyon Crest clubhouse facilities provide a truly unique place to call home. I raised my two wonderful adult daughters here. I now enjoy sharing my home with my longtime girlfriend Susan and her two teenage daughters.

My Background

My science based education and career paths started as a Textile Chemist at Jefferson University, Process Chemist in Massachusetts, Development Chemist in Delaware, Industrial Water Management consultant at Betz Entec in both Pennsylvania and California. Later, I cofounded an Industrial Water Management company EAI Inc, developing an extensive line of high performance boiler and cooling technologies employed by many local high profile clients. EAI is still doing business after I retired after 30 years of operation.

My Interest

When I moved to Mission Viejo in 1996, the LMVA Association dues were \$120 per year. **Sport fishing in Lake Mission Viejo** was a huge attraction to myself and many Mission Viejo residents. Our lake is very unique and a fantastic resource. It boasted record bass and huge catfish with young families catching limits of stocked trout each season. **Golden algae suffocated all the fish well a decade ago. It has yet to recover the ability to maintain a fish population.**

My Concern

Lake Association Annual Revenue was roughly 2 million in 1996 and ballooned to almost 12 million in annual revenues in 2026 (see Lake Info below). There is virtually no fish population for almost 12 years after golden algae became an issue.

MEMBERSHIP ASSESSMENTS	\$ 9,671,777
TOTAL REVENUES	\$ 11,781,186

FULL TIME PAYROLL	\$ 1,971,990
PART TIME PAYROLL	\$ 2,132,342
PAYROLL EXPENSES	\$ 419,782
401K	\$ 78,000

FISH STOCKING	\$ 50,000
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As a last footnote in **The Lake Newsletter**, Lake Water Improvement Project mentioned The Advanced Purified Water Project with the goal of long term improvement in fishing conditions. LMVA management appears to have limited interest in prioritizing lake fish stock populations as a high priority vs other lake activities and priorities. Restoring a high priority to fish stock populations in the lake budget (currently pursuing a long term solution with no guarantee of success), might hasten a solution to our *dead lake issue*.

I believe my science based water management and chemistry background might be an asset to the Lake Mission Viejo community, perhaps helping guide a solution to restore our lake's healthy fish population.

Thank you for your consideration.

Frederick (Fred) Cohen

Lake Delegate Candidacy

May 30, 2026

Dear Community Members,

My name is Cameron Knauerhaze, and I am pleased to submit my candidacy for Lake Delegate with the Canyon Estates Community Association. My family and I have proudly called this neighborhood home for nearly ten years, and Lake Mission Viejo has been a central part of our lives — from weekends on the water to everyday moments with our two children. This is where we are planting roots, and that matters deeply to how I approach this opportunity.

I retired after 29 years in law enforcement as a Deputy Police Chief and now serve as a public school teacher at Mission Viejo High School, where I teach Administration of Justice and Crime Scene Investigation in the ROP Program. I hold both a Bachelor's and Master's degree, and I am a former City of Mission Viejo Planning and Community Services Commissioner — a role that gave me direct experience representing community interests, navigating policy decisions, and working collaboratively toward outcomes that benefit residents. That combination of public service, education, and civic involvement has shaped how I lead and how I listen.

As Lake Delegate, my goal is straightforward: to be a strong, principled voice for Canyon Estates while respecting the broader interests of all lake users. I believe effective representation is built on integrity, sound decision-making, and a genuine commitment to safety — values I have carried throughout my career and bring with me to this role. As a family that regularly uses the lake facilities, we have a personal stake in ensuring they remain safe, well-maintained, and enjoyable for everyone.

I would be grateful for your support and am happy to answer any questions. Thank you for your consideration and for your continued investment in making Canyon Estates a community we can all be proud of.

Respectfully,

A handwritten signature in black ink, appearing to read 'C. Knauerhaze', written in a cursive style.

Cameron Knauerhaze

Canyon Estates Resident | Lake Mission Viejo Member

Dale Tarkington

Canyon Estates – Candidate for Lake Delegate

My wife and I have lived in Canyon Estates since 1996, and I am running for another term as the Canyon Estates Lake Delegate to the Lake Mission Viejo Association (LMVA). I have served as Canyon Estates Lake Delegate for the past fifteen years and have been a member of the LMVA Board for sixteen years, where I currently serve as Vice President.

I hold a Bachelor of Science in Engineering and a Master of Business Administration from Arizona State University. My professional background is in operations and management, with twenty-nine years of experience in the electric utility industry. I spent twenty-four years with Arizona Public Service Company in various roles, including fourteen years as a District/Division Manager. In 1996, my family and I moved to California and Canyon Estates when I accepted the position of Assistant General Manager for Anaheim Public Utilities, where I served until 2000. I then became a management consultant, focusing on organizational operations and opportunities for improvement. I retired from full-time work in 2010 but continue to consult occasionally on a part-time basis.

As Canyon Estates Lake Delegate and a member of the LMVA Board, I have supported efforts to strengthen operations, maintain the facilities, provide a wide range of member events, reduce golden algae, and rebuild the lake's fish population. Currently we are also developing a pipeline and pumping system to move lake water through the Advanced Purified Water facility built by Santa Margarita Water District. The treated replacement water will contain less salt and help lower the lake's pH, improving water clarity and further reducing the effects of golden algae on the fish population.

I would appreciate your support in electing me to another term as your Canyon Estates – Lake Delegate.