



August 25, 2022

Attention All Members:

A Meeting of the Members will be held as follows:

Date: September 26, 2022
Time: 6 :00 PM
Location: Clubhouse
Meeting info will be posted at: www.TheHOAElectionGuys.com/harborwoods

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

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

The Harbor Woods Homeowners Association bylaws define a quorum as “a majority” of the voting power of the association, or 26 members. This quorum requirement is lowered to 25% (13 members) at a reconvened meeting.

Enclosed with this notice is your Official Ballot - please return your ballot so that we can meet quorum!

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 Harbor Woods 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 September 25, 2022

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

If quorum is not reached at this meeting, the members in attendance at the meeting can vote to reconvene the meeting to a later date. In this case, the deadline for receiving ballots will be extended as well.

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

(There are 3 pages of candidate statements)

Jason Di Rocco

Hi my name is Jason DiRocco and I have lived at Harbor Woods when I bought in July of 2019. My desire to be an elected member of the board is to provide new young energy to get items completed with most importantly making decisions that benefit the entire community. I am a vice president/partner at Voit Commercial Real Estate. My perspective is to add value to all the units with long term cost saving vision. My plan with the board members is to 1.) evaluate our current budget of expenses and competitively bid out every item 2.) Paint the entire community by having a vote available to all the owners to select the paint color. 3.) Update the landscaping with a consistent theme. I love living in this community and I will work hard with a team approach with the board for the next two years to get the job done.

Lise St. John

Hello, my name is Lise St. John. After serving on the architectural committee for 5 years, I was elected on to the board in 2020. Since I was elected, I have put a lot of energy and time in to working with other board members on Harbor Woods' upcoming wood repair project which is close to starting. After the time spent working on the wood project, I would love to see it through as well as other projects I have been involved with that have been discussed by myself and the other board of directors.

I have a background in Interior Design so I have experience working with contractors/vendors and an understanding of working with budgets as well as an eye for detail. One of the goals that I want to accomplish while on the board is to improve the aesthetic value of our property in my term.

Like many others in Harbor Woods, my home is my biggest investment so it is important to me to ensure every decision made is for the benefit of our membership so our property values will increase as well as being able to enjoy living in our community.

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Charles Rike, Jr.

Board Candidacy/Nomination Statement:

In 2017 the board of directors voted that each homeowner would pay a \$4,140 emergency special assessment for wood repairs that did not include repairs for all units.

This action led to that board being recalled in January of 2018. As a member of the new board one of the first things we did was refund the assessment and release the attorney who advised the board.

The board represents the homeowners but that board denied homeowners the right to vote on a major community project valued at approximately \$207,000.

We have major projects being planned right now and we need a board that will make sure the homeowners have a say in the cost if it exceeds regular assessments.

As a current board member I will continue my support to allow the homeowners to vote on any major cost factors that may lead to any kind of special assessment.

Charles Rike Jr.
506 Harbor Woods Place
June 28, 2022
Phone: 949-226-2936
Email: wendywg831@juno.com

Linda Sanicola

My name is Linda Sanicola. I am an original owner here in Harbor Woods. Quite honestly, I am concerned with the future of our community. I have owned several condominiums in Orange County. I think that our monthly assessments are high compared to other nearby communities. I would like to see what I can do to keep those from getting even higher and make sure we are making efficient and cost-effective decisions. I love our community and I plan on retiring here. Our homes are probably the biggest investment most of us have. I want to do my part to protect our investments. When I get involved in something, I give 100%. I believe that is the key to success. I will not get caught up in petty discussions or conflicts. I am solution oriented. This is the way I work professionally; I believe it would work well in a board setting. I hope to meet more of you before the election. I hope after meeting me you will give me a chance by giving me your vote. Thank you, Linda

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Craig Yamasaki

My name is Craig Yamasaki, and Harbor Woods has been my home for the last 27 years. I've served on the Board twice. During my recent term, my first actions were to vote to reverse the approx. \$4,000 assessment imposed by the previous Board for wood repairs. I also obtained an \$18,000 refund from the Architect chosen by the previous Board, that charged us for merely submitting "As-Builts" plans to the City as his "Phase 1" on our woodwork project. Subsequently, I engaged with the City of Newport, and obtained their approvals to repair the woodwork for our entryways and entrance stairways, AT NO COST TO OUR ASSOCIATION. Unfortunately, I wasn't re-elected, and I was unable to finish my goal of completing the remaining wood repairs and repainting our homes, using my professional skillsets as a Real Estate Permit Entitlement Manager for ARCO, then BP/ARCO and Construction Manager for Bovis LendLease, a world-wide Construction Management Firm.

I'm volunteering again, because of the current inactions and dysfunction of the new board. If you've been to a recent Board Meeting, you know what I'm talking about. As a consequence, we now have a dire need to complete all necessary wood repairs and maintenance, and repaint our homes and clubhouse. HERE'S WHAT I STAND FOR:

A return to civility and decent behavior during HOA Meetings amongst Board Members.
Accountability by Board Membership, including a Monthly Newsletter informing you of Board Actions, Projects, Voting Records and a focus on our Membership to be more of a Community.

You could buy a high-end Lexus, BMW or Mercedes for what you pay on a monthly basis in HOA dues. Wouldn't it be nice to have a strong voice in how that money is spent, and understanding better if it's being spent wisely, without rancor, or favoritism. My email is: yamasas1@yahoo.com and I promise to be responsive to your input.

For many of you, this is your home, or primary source of additional income. Reaping the benefits of your investment is up to you. I'm offering you my volunteerism in making Harbor Woods a better community, one we can be proud of again, and happy to be a part of.

I'm asking you for your 3 votes to help me be your voice in our Community.
Thanks for your consideration.

S. Craig Yamasaki
303 Harbor Woods Place