



**Morningside on the Park
Homeowners Association**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Tritz - Tamara Smith
1525 E. 17th Street, Suite A
Anaheim, CA 92705

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

November 12, 2025

A Meeting of the Members will be held as follows:

Date: December 15, 2025
Time: 8:00 PM
Location: The Morningside Pool

All mailed ballots should be received by us no later than December 14, 2025.

This Meeting of the Members is being held to vote on the election of THREE (3) 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 Morningside on the Park Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 57 members. The quorum requirement is lowered to 25% (28 members) at a reconvened meeting if held 5-19 days later. If this reconvened meeting occurs 20-30 days after the original meeting date, the quorum requirement is lowered to 20% (22 members). 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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c/o The HOA Election Guys - MorningsideParkFILE
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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)

Laura Maurizi-Schiltz

I have been a member of the Association for 15 years. I have been the Vice President of the Association's Board of Directors for the last two years.

I recently retired after 29 years with The Walt Disney Company as a Director of Enterprise Technology. My responsibilities included managing a team of 25 with a greater than \$5 million budget to support hundreds of global TV productions. I have organized events for over a thousand people, spoken at conferences, chaired meetings, written contract proposals, managed multimillion dollar projects, and created policies and procedures.

I am a proud Marine wife, stepmom of one grown son, and a loving cat mom. I'm a UCLA alumni, avid reader, computer expert, and a generally positive person.

I've loved living at Morningside on the Park for 15 years. I'd like to help ensure that it remains a safe, beautiful, and friendly community.

Donna Robertson

Hello MOTP Homeowners!

My name is Donna Robertson and I am running for a position on the executive board. I have been a homeowner here in our community since November of 2015. I currently hold a position on the ARC and would like to take the next step in becoming a collaborative member of the Association's Executive Board.

I know I can bring common sense, strategic decisions when forecasting our future budget. This is crucial for upcoming expenditures that the community might be in need of. By doing this, we can maintain our current HOA dues and NOT have to increase them. I will always seek out alternative estimates prior to voting on any development or repair decisions. I will work collaboratively with the existing board members to create a plan, for the common areas with in our community that might need a little TLC.

As far as me personally, I have been in business with my husband for 36 years. I have handled all the administrative and financial dealings on a day to day basis. Along with managing a couple of rental properties.

I RESPECTFULLY ASK FOR YOUR VOTE!

Donna Robertson

CANDIDATE STATEMENTS
(Additional statements on reverse)

Javier Soriano

Dear Neighbors,

As you know, I've had the honor of serving on our association's board of Directors for the past two years, and I'd like to continue contributing my experience and dedication; that's why I'm running for re-election at the end of this year.

During my time on the board, I've worked hard to maintain our common area lights working, mailbox replacement, asphalt repair, irrigation repairs to improve the common areas, reactivated the pool solar panels to heat the pool water etc.

I question the contractors before approving any proposals to make sure we are getting the service we are paying for.

We have not had an increase of HOA dues in the last two years and will continue to oppose any increase unless necessary. If you give me the opportunity to serve you again, I will continue striving to make Morningside on the Park an even better place for everyone.

Thank you for your consideration!

Javier "Javi" Soriano
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