



**Creek Village Homeowners Association**

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

**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.*

PMP Management - Alexia Alba  
515 Marin Street Suite 404  
Thousand Oaks, CA 91630

June 2, 2026

A Meeting of the Members will be held as follows:

Date: July 8, 2026 (All mailed ballots must be received by us by July 7, 2026)  
 Time: 6:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/creekvillage](http://www.TheHOAElectionGuys.com/creekvillage))

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **The HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

This Meeting of the Members is being held to vote on the election of THREE (3) directors. There are five positions scheduled for election this year, but as there are only three candidates and your bylaws do not permit write-in candidates, this election will be for three 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 Creek Village Homeowners Association bylaws define a quorum as “25%” of the voting power of the association, or 56 members. This quorum requirement is lowered to 20% (45 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!**

PMP Management - Alexia Alba  
515 Marin Street Suite 404  
Thousand Oaks, CA 91630

**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!)

**Creek Village Homeowners Association**  
c/o The HOA Election Guys - CreekVillageFILE  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

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

**Candace Lutz**

Hi, I have been a homeowner in this community since 2001. I am retired from the Los Angeles Superior Court. I am invested in serving on the board and have been doing so for approximately 13 years. I have been heavily involved in working to maintain our landscape, pool, and the general well being of the community. My vision is to keep our association financially stable and focused on various projects. I have attended all of the board meetings. I feel I'm a good participant and leader in our meetings. I would appreciate your vote.

**Mike Wood**

Greeting fellow neighbors in The Meadows! I have proudly served on the Board of Directors for the Creek Village HOA since 2022. I currently serve as your President and have been a proud resident of our neighborhood for the past 13 years.

I have been working in Law Enforcement for the past 20 years and am employed at a local agency. I have resided on Via Arandana with my beautiful wife of 16 years and our two children, Ava (13) and Greyson (10), who attend La Mariposa and Las Colonias schools. I hold degrees in the Associate of the Sciences in Administration of Justice and a Bachelor of the Sciences in Criminal Justice from California Coast University. Since being elected as your current board representative, I have been instrumental in implementing:

- Improving security cameras and placing a new camera at the RV lot.
- High-speed Wi-Fi at our large pool. Also brought the idea and successful installation of a large TV in the clubhouse.
- Re-established the Security Committee and implemented the FLOCK camera system.
- Contracted a superior security company to provide better services for our residents at a reduced cost.
- Substantial fee reduction for use of the Clubhouse

Several neighbors know I am engaging and approachable when dealing with community issues. I will continue to aggressively address issues such as parking and security, which are sensitive issues. I look forward to continuing to serve as your President and collaborating to create the best HOA in Ventura County.

In my current employment in public safety, I specifically dealt with community-related problems for several years, where my community efforts led to my being selected as Police Officer of the Year. I would like to strive to serve you and maintain a high reputation in Camarillo. I am grateful for neighbors on every street that I call a friend. Looking forward, I am trying to find ways to bring our community together as we held the largest Halloween gathering with dozens of neighbors who participated, and our first Super Bowl gathering at the Clubhouse. My main goals include keeping our HOA fees low, increasing the quality of life, and eliminating the fear of crime from our neighborhood.

I hope I can count on your vote to keep serving you as a voice on our board. I look forward to another term seeing where the high potential of our neighborhood can reach.

Respectfully,  
Mike Wood  
2118 Via Arandana  
(805) 302-9003

## **CANDIDATE STATEMENTS**

**(Additional statements on reverse)**

### **Faizal Ummer**

How long have you been a member of the association?

I have been a member of the association for 13 years. During this time, I've had the chance to see how our community has evolved and to build strong relationships with neighbors and board members.

If you are currently on the board – how long have you been in this role? Any accomplishments you want to point out?

I have been serving on the board for 9 years. During this time, I have helped improve financial transparency, streamline communication with residents, and oversee key maintenance and landscaping projects that have enhanced curb appeal and property values. I've also worked to strengthen vendor relationships and prevented drastic increases in HOA fees while maintaining the quality of our services.

What is your background?

I have a professional background in project management, finance, and information technology, which has given me strong organizational, analytical, and communication skills. I'm used to working collaboratively, managing budgets, and helping teams stay focused on shared goals—skills that translate well into HOA board service.

What is your vision for the Association?

My vision is for our association to be a well-run, transparent, safe, and welcoming community where residents feel informed, heard, and proud of where they live. I want to see consistent maintenance, clear communication, fair enforcement of rules, and thoughtful long-term planning that protects and increases property values.

What do you hope to accomplish as a board member?

As a board member, I hope to:

- Improve communication between the board and residents through regular updates and accessible channels.
- Ensure our finances are managed responsibly, with clear budgets and reserve planning.
- Advocate for timely and high-quality maintenance and landscaping.
- Help resolve concerns fairly and promptly, while upholding our governing documents and community standards.

How regularly do you attend board meetings?

I attend board meetings regularly and make every effort to be present for all scheduled meetings. When I cannot attend in person, I participate remotely or review the materials thoroughly to stay informed and engaged.

Have you ever served on a Board of Directors before (for an association, non-profit, company)?

Yes, I am currently serving on the Board of Directors for the Ventura County Management Council. This experience has helped me understand governance, fiduciary responsibility, and how to work effectively as part of a team to support a shared mission.