



**Lake Elsinore Village**  
 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*

Huntington West  
 Esteban A. Rodriguez  
 13812 Goldenwest St Ste #100  
 Westminster, CA 92683

December 15, 2025

A Meeting of the Members will be held as follows:

Date: January 21, 2026  
 Time: 10:00 AM  
 Location: The Clubhouse – 150 E. Lakeshore Dr, Lake Elsinore, CA 92530  
 All mailed ballots should be received by us by January 20, 2026.

This Meeting of the Members is being held to vote on the election of FIVE (5) Governors. 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 Lake Elsinore Village bylaws define a quorum as “25%” of the voting power of the association, or 21 members. This quorum requirement is lowered to 15% (13 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!**

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**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)**

**Sherry Bauer**

In May 2022, I purchased my first unit at Lakeshore Village as part of a 1031 exchange and was very pleased with my investment. In May 2024, I purchased another unit for my own use. During renovation, I saw firsthand the issues within the building and decided that if I ever had the opportunity to make a difference, I would volunteer — and now is that chance.

I graduated from the University of California, Irvine, with a B.A. in Criminology, Law, and Society (1997). Before becoming a Realtor, I worked as a site manager/superintendent for a residential new home builder, overseeing the construction of tract homes. Starting in warranty and customer service gave me valuable, hands-on insight into the problems that can occur during construction and how to prevent them. My professional background, combined with my current work as a Realtor Investor, gives me extensive knowledge of residential construction, property value, and community management.

As an owner, I have a vested interest in both the **value and safety** of our community. My goal as a board member is to address needed infrastructure repairs—such as water lines and cosmetic improvements—to enhance property values and maintain our 55+ community’s charm and integrity. I want to ensure that Lakeshore Village continues to be the hidden gem of Lake Elsinore while ***avoiding unnecessary expenses or inflated bids.***

I am committed to accomplishing these goals **without raising monthly HOA dues**, as higher dues can hurt property values and deter buyers. I will listen to all owners’ input, ensure the majority is represented, and help maintain our quaint, quiet, and casual 55+ lifestyle.

Thank you for considering my nomination. I look forward to serving and making a positive impact at Lakeshore Village.

Sincerely,

*Sherry Bauer*  
949.212.8911

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

**Robert Koehler**

I'm offering to serve as a board member as I feel its my obligation as an owner, resident and landlord in the Village. I feel my experience of 40+ years in engineering and construction would be helpful to the board. I own other properties including rental houses which adds to my knowledge which could be of use to the Board. I believe we should maintain the condition of the property without causing a financial hardship to the owners. Also I feel we may be missing opportunities to provide activities which could improve the moral of the tenants.

**Shasta L Piper**

I pride myself in being motivated, organized and a team player. I have been a realtor for 10+ years and my personality and wide range of experience will make me a great asset to the board. My goal is to add value to our community!

*No statements were provided by these candidates:*

**George Anderson**

**Debra Fogarty Inland**

**Nancy Hunzeker**

**Edit Truong**