



## Glenoaks Townhome Association

March 9, 2023

Debra Guzman  
Lordon Management  
1275 Center Court  
Covina, CA 91724

A Meeting of the Members will be held as follows:

Date: April 10, 2023  
Time: 6:00 PM  
Location: via zoom.com  
Meeting and zoom info will be posted at: [www.TheHOAElectionGuys.com/glenoaks](http://www.TheHOAElectionGuys.com/glenoaks)  
All mailed ballots should be received by us by April 9, 2023.

This Meeting of the Members is being held to vote on the election of FIVE (5) 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 Glenoaks Townhome Association bylaws define a quorum as "51%" of the voting power of the association, or 166 members. This quorum requirement is lowered to 25% (81 members) at a reconvened meeting. If quorum is not reached at this meeting, the members in attendance at the meeting may vote to reconvene the meeting to a later date (this is done via a voice vote of the members present at the meeting). In this case, the deadline for receiving ballots will be extended as well.

In addition to this notice, this package contains the following:

1. One Official Ballot - please return your ballot so that we can meet quorum!
2. One double window envelope
3. One smaller Secret Ballot envelope
4. One page of candidate statements – there are statements on BOTH sides of that page

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)

Debra Guzman  
Lordon Management  
1275 Center Court  
Covina, CA 91724

## Glenoaks Townhome Association

c/o The HOA Election Guys - GlenoaksFILE  
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!)

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

**Reymundo Arellano**

I have been an owner at Glenoaks Townhomes since 2004. I am also a fulltime resident. Over the years, I have seen many improvements in the quality of life for the residents such as better maintenance of pool areas & pool chairs, & parking enforcement. However, there is always room for improvement and I want to help make our community... My community a happier place to live and a safe place to live. I intend to be a positive board member who will keep the owners & residents interests in mind while following all HOA by laws.

3rd Party Nomination

I, Reymundo Arellano, nominate Reymundo Arellano

**Jesus Mercado**

I JUST LIKE TO BE ON THE BOARD.

**Sarkis (Sam) Yeremyan**

AS AN CURRENT BOARD MEMBER FOR MANY YRS, AND A LONG TIME HOMEOWNER IN GLENOAKS PROJECT, (SINCE 1989, GROUND BREAKING CEREMONY) W/ YRS OF EDUCATION ALONG W/WORK EXPERIENCE IN GOVERNMENT JOB, I AM ABLE TO MAKE REASONABLE DECISIONS IN OUR HOA MEETINGS, ENSURE COMPLIANCE W/COVENANTS, CONDITIONS & RESTRICTIONS (CC&R), & HELP TO PRESERVE & ENHANCE PROP. VAL. I WOULD LIKE TO THANK ALL THE HOMEOWNERS FOR THEIR HARD WORK FOR KEEPING GLENOAKS PROJECT SAFE & HABITABLE.

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

**Titus Wolverton**

MY NAME IS TITUS WOLVERTON. I HAVE BEEN ON THE HOA BOARD OF DIRECTORS FOR ONE YEAR. I AM A CHIROPRACTIC PHYSICIAN AND A RESIDENT HERE AT GLENDALES. YOUR CONCERNS ARE MY CONCERNS. MY PRIMARY CONCERN IS TO KEEP OUR COSTS DOWN AND PREVENT OUR HOA DUES FROM GOING UP. THEY HAVEN'T INCREASED ONE PENNY SINCE I HAVE BEEN ON THE BOARD OF DIRECTORS — AND I PLAN TO CONTINUE THAT TREND. PLEASE VOTE FOR ME! 😊

**Irma Villalvazo**

No statement was provided by this candidate.

***A Note from The Inspector of Elections:***

After the nomination period closed, we were contacted by this member expressing their intention to run as a write-in candidate. You can vote for this member by writing their name on the ballot, and casting vote(s) as you would be any of the other candidates.

**Jury E. Rodriguez-Avina (Yuri)**