



Mountain Valley Homeowners Association

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

Alison Arnold
Lordon Management
1100 Flynn Road, Ste 204
Camarillo, CA 93012

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.

April 27, 2026

A Meeting of the Members will be held as follows:

Date: June 2, 2026 (All mailed ballots must be received by us by June 1, 2026)
 Time: 6:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/mtnvalley)

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: **2244 N. Justin Avenue, Simi Valley, CA 93065**

This Meeting of the Members is being held to vote on the election of FOUR (4) 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 Mountain Valley Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 227 members. This quorum requirement is lowered to 20% (91 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

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!**

Alison Arnold
Lordon Management
1100 Flynn Road, Ste 204
Camarillo, CA 93012

Mountain Valley Homeowners Association

c/o The HOA Election Guys - MVHOAFILE
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)

Norman Aleman

My name is Norman Aleman and my family and I have enjoyed being part of this HOA for almost 2 years now and appreciate the role it plays in keeping our neighborhood connected and well cared for by planning events and improving our common areas. Through my work as a real estate agent, I understand the importance of strong communities, clear communication, and maintaining property values.

Outside of work, I have a passion for DIY projects mainly having to do with home improvements. As a father of three daughters, I believe in staying involved and contributing to the community whenever possible.

As a board member, I hope to bring a practical perspective, support initiatives that benefit residents, and help create a positive environment where everyone feels heard and proud to call this community home.

Afifa Azizi Rafiq

I have been living in this community over 14 years and an active real estate agent and property manager for 38 years. I have dealt with lots of different associations during 38 years of my job, I have been in lots of meetings and very knowledgeable regarding all the rules, regulations, balancing the ledgers and all other staff belong to HOA.

David Riddick

I have served on the HOA Board since September 2019 and as Board Secretary since July 2020. During this time, I have seen firsthand the importance of thoughtful leadership, transparency, and long-term planning in protecting the value and character of our community.

I am seeking to continue serving so we can build on the progress made, maintain strong financial oversight, and ensure our neighborhood remains a place we are all proud to call home.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Stephanie White

We've lived in MVHOA since 2014. I am an attorney with my own practice here in Simi. I have appreciated the work of the board these last six years or so and the commitment to our community. I would like to help continue to move their work forward with an eye on community and continued cost control.

No statements were provided by these candidates:

Sevak Gasparian

Jessica Piscitello