



Annandale Townhouse Association, Inc.

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

Karissa Hardy
Lordon Management
1275 Canter Court
Covina, CA 91724

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. Three pages 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

October 10, 2025

A Meeting of the Members will be held as follows:

Date: November 18, 2025

Time: 7:00 PM

Location: The Clubhouse

All mailed ballots should be received by us by November 17, 2025.

This Meeting of the Members is being held to vote on the election of ONE (1) director. 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 Annandale Townhouse Association, Inc. bylaws define a quorum as "a majority" of the voting power of the association, or 147 members. This quorum requirement is lowered to 20% (59 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!**

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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!)

WASTE. FRAUD. ABUSE.

These aren't just words. They define the track record of Steve Gittleman and Victor Martinez. My work is about ending it. Restoring accountability from the inside starts today.

Remember some of the promises they made?

- To bring back New View and Angel to do the gardening.
- To force my family to remove our HOA approved solar panels and perimeter lighting.
- To stop the lawsuits.
- To cut the HOA's legal and insurance budgets.
- To contract with the best vendors to support our community.

Now, the reality:

- New View and Angel never returned.
- Our solar panels and lighting are still installed.
- Since October 2023, at least six more lawsuits have been filed.
- The legal and insurance budgets have skyrocketed.
- Lordon Management, terminated in 2021 for breach of contract, was brought back.

Enough is enough.

My name is Douglas Kruschen, and I'm running for the board because this community deserves better.

I've worked in property management since 2008 and hold a state Community Association Manager license. I know how HOAs are supposed to function: transparently, efficiently, and in full legal compliance. I work with HOA boards, managers, and residents to expose and solve problems. As a volunteer advocate, I've helped facilitate recalls, elections, IDR hearings, and securing restitution. Since 2023 alone, I've helped residents recoup tens of thousands of dollars and enforce their rights.

When HOA leaders break their fiduciary duties, all members pay the price. We were promised transparency and cost savings. Instead, we got darkness, higher costs, more lawsuits, and zero internal accountability. It's time to elect someone with real-world experience and a record of standing up for homeowners in Annandale and throughout California. To learn more visit [**www.HOAdvocate.com**](http://www.HOAdvocate.com).

A board composed of single men without minor children is not accurately representative of our diverse community. My wife, two minor children, and I have proudly resided here since 2015. I understand what families need because I'm raising one here. I understand what property investors need because I am one. I know what the law requires and I hold HOA authority accountable – **with success!**

We were promised deep budget cuts. That never happened. Instead, they stopped heating the pool during the fall and winter, stopped proper reserve funding, and stiffed vendors. Where is the value for our dues? In the pockets of the Directors and Officers, perhaps?

I believe in restoring pride of ownership: restoring our family-friendly amenities, ensuring lawful and transparent board decisions, and making sure every homeowner gets value for their assessments. We should be funding a community, not funding insurance deductibles tied to negligent fiduciary failures.

It's time for change. Today.

Visit my campaign website below to learn more. Together, we can take back control of our HOA.

Thank you for your votes.

[**www.Annandale2HOA.com/campaign2025**](http://www.Annandale2HOA.com/campaign2025)

Shawn Roshan

As a committed homeowner, I'm running for the Board to ensure transparent governance, fiscal responsibility, and stronger community engagement for all residents.

Andre Zambardino Sanchez

As a resident who is both personally and professionally committed to the well-being of our community, I am eager to contribute my skills and experience to support the HOA's goals of financial responsibility, sustainability, and strong neighborhood values.

I currently work at Amgen in the field of data analytics, where I specialize in using data to drive efficient decision-making and optimize resource use. I hold degrees in Civil Engineering and an MBA at Duke University, and have more than a decade of experience working at the intersection of technology, operations, and strategic planning. I believe this background is well suited to helping our HOA find practical ways to reduce costs, manage spending effectively, and improve long-term financial stability.

In a previous HOA where I lived, I advised and implemented several initiatives focused on water and energy conservation, which helped reduce utility expenses while promoting more sustainable community practices. I would welcome the opportunity to bring that same level of innovation and care to our neighborhood.

I live here with my wife, Camila, and our 16-year-old son, Lucca, who is currently a student at Agoura High School. Like many of you, we chose this community because of its quality of life, safety, and sense of belonging. I am passionate about helping maintain and enhance those qualities for all residents, and I believe serving on the Board is one of the most effective ways I can do so.

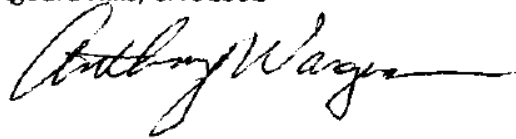
I would be honored to bring my experience, dedication, and collaborative spirit to the Board and look forward to the opportunity to serve.

My name is Anthony Wagner, I sell Gourmet Food for a living and umpire little league Pony Base Ball as a hobby. I like to help kids grow and succeed in life. I would like to become a board member because I would like to help my small community at a smaller cost. We need to keep the cost down for the older folks and the single parents, so we have a balanced community. Vote for me and you will be voting for all.

Anthony Wagner

28634 Conejo View Drive

Agoura Hills, CA 91301

A handwritten signature in black ink, reading "Anthony Wagner", with a long horizontal flourish extending to the right.