



May 25, 2022

Attention All Members:

A Meeting of the Members will be held as follows:

Date: June 27, 2022  
Time: 6:30 PM  
Location: via zoom  
Meeting info will be posted at: [www.TheHOAElectionGuys.com/lexingtonmanor](http://www.TheHOAElectionGuys.com/lexingtonmanor)

This Meeting of the Members is being held to vote on the election of three (3) directors.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Lexington Manor Homeowners Association, Inc. bylaws define a quorum as 51% of the voting power of the association, or 17 members. This quorum requirement is lowered to 25% (9 members) at a reconvened meeting.

Enclosed with this notice is your Official Ballot - please return your ballot so that we can meet quorum!

Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the yellow Secret Ballot Envelope.  
**DO NOT MARK THE YELLOW ENVELOPE**  
**DO NOT MARK THE BALLOT EXCEPT TO CAST YOUR VOTE**
- 3) Insert the sealed Secret Ballot (yellow) Envelope into the provided white envelope which is addressed to Lexington Manor Homeowners Association, Inc. care of the HOA Election Guys.
- 4) **SIGN THE LEFT-HAND CORNER OF THE WHITE ENVELOPE!!!!**  
(Your vote will not count if you do not sign the envelope)
- 5) Seal and mail – Postage has already been applied. Mailed ballots must be received by June 26, 2022

The envelopes are already pre-addressed with our return address (and our address is also reflected on the footer of this letter).

Please do not hand-deliver the envelopes without making arrangements with us first by calling (888) 380-3332.

If quorum is not reached at this meeting, the members in attendance at the meeting can vote to reconvene the meeting to a later date. In this case, the deadline for receiving ballots will be extended as well.

If you have any questions, please do not hesitate to contact your association's Inspector of Elections, The HOA Election Guys, Inc. an independent third-party as required per CA Civil Code.

The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at [info@thehoaelectionguys.com](mailto:info@thehoaelectionguys.com)

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.

## **CANDIDATE STATEMENTS**

(additional statements on reverse of this page)

### **Jose Aguinaga**

as a board member I will work to Include all resident input in any decisions made by the board

### **Chelsea Ner**

I've been a member of the association since we purchased our home in April 2021. Although I have not been a member of the board, I've been an active member of our community and have attended all meetings, offering my input where necessary. I come from a hardworking Filipino family; my parents immigrated from the Philippines in their 20s and have instilled the values of determination, passion, and resilience in me. It's because of my family's support that I was able to pursue a career as an attorney. My vision for the association is to build a close-knit community where members feel comfortable discussing issues with the board and one another, issues are discussed with full transparency, and we are able to host community events to bring everyone together. Although the board does have responsibilities, it is important to know the people you are serving to have an impact on the community. Although I have not served on a Board of Directors before, I have held numerous leadership positions in the past, including representing my organization as Executive President on a national level. I've had experience running an Executive Cabinet, presiding over meetings, am experienced with Robert's Rules of Order, and know what it means to build a community. It starts with having a servant leader mindset and understanding that your role as a leader is to serve your community.

### **Geraldine Taylor**

As a board member, I will continue to follow the CCR's that apply to our community. I will continue to be fair, honest and serve the community with integrity.

### **Ammarin (Joe) Vacharaprusadee**

I, Ammarin (Joe) Vacharaprusadee promise to uphold our Bylaws, Rules & Regulations, and CC&Rs, especially Article 2.1 of our CC&Rs in that I will promote the operation of the association for the peace, health, comfort, safety, and general welfare of its Members. As long as I've known, there is only one "race" in this world, and that's the "human race".

# **CANDIDATE STATEMENTS**

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## **Ho Yin Ray Chung**

Dear Lexington Manor homeowners,

My name is Ray Chung, living in the address of 1809 Carolann st., Pomona, CA 91766. I have been living in this community for over 7 years starting from 2015. I've been through the constructions of the new units and previous couple HOA over the last 7 years. I've attended the majority of the meetings starting from empire to keystone to take notes and translate to some of the non-English speaking homeowners in the community.

A little background about myself, I worked in the business development field in online E-commerce corporation for over 10 years, now owning an e-commerce consulting company in Chino hills, Alhambra and warehouse in Ontario. Started the company around 2020 when pandemic hits and now with a little over 20 employees within the States. Working hour mostly Monday to Friday 9am – 6pm but I can work either remotely or in office and my time could be flexible from time to time.

My goal is to run the board of directors for this coming election for the community. I understand the situation of homeowners communication and hopefully to ease off all the miscommunication that the community used to have with the board and HOA. I speak both Cantonese and Mandarin Chinese as my native language and I am a US citizen who graduate in Cal state University of Pomona hence my English is also native and fluent without any communication issues. I have been helping especially Asian homeowners whose English is not their primary language to bridge the communication with the HOA. This majority of the Chinese homeowner groups are at least 30-40% of whole community which can be significant as well.

My vision and goals to run the board is the following:

1. Help the community to solve any public issues and find solutions in timely manner.
2. Come up with new ideas to improve the community environment.
3. Provide new method to improve the efficiency to run meetings and homeowners communication.
4. Work directly with HOA and perform day-to-day operations if needed.
5. Fix and resolve homeowners' issues and work on new guideline to adopt and improve community standards.
6. Facilitate all homeowners and major non-English speaking homeowners for better communication with the board and HOA.

In conclusion, I hope that every homeowner understands that I am trying to take the time to improve all the situation happening currently in the community. Bridging the gap between homeowners, the board and the HOA to make a better community for everyone in Lexington Manor.

Please feel free to reach out to me if you have any questions or concerns. I look forward to serving all the homeowners in the upcoming board of director's election. Thank you!

Regards,  
Ray Chung (owner of 1809 Carolann st.)