



**The Christopher Collection at Westminster Homeowners Association**  
 c/o The HOA Election Guys, Inc  
 27472 Portola Pkwy #205-412  
 Foothill Ranch, CA 92610

TRITZ - Jaimie Lopez  
 1525 East 17th Street, Suite A  
 Santa Ana, CA 92705

**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 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.*

July 10, 2024

A Meeting of the Members will be held as follows:

Date: August 12, 2024 (All mailed ballots should be received by us by August 11, 2024)  
 Time: 5:30 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/christopher](http://www.TheHOAElectionGuys.com/christopher))

**Physical location to attend the zoom meeting: The HOA Election Guys (17 Spectrum Pointe Suite 504, Lake Forest, CA 92630)**

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 Christopher Collection at Westminster Homeowners Association bylaws define a quorum as “one-third ( $\frac{1}{3}$ )” of the voting power of the association, or 27 members. This quorum requirement is lowered to 20% (16 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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 c/o The HOA Election Guys - ChristopherCollectionFILE  
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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

### **Johnny Truong**

My name is Johnny Truong, owner of 9933 Orchard dr. I been living in this community since 2016. I am a director of pharmacy at Newport Medical center. I would like to be on board for our community, to have chance to serve our community to be better and safer place to live, to make sure that every single home owner compliance with association's regulation , specially on parking and landscaping, and community's safety . I have not on board member before.

### **Uyen Vo**

Introduction:

My name is Uyen Vo (male 38yo), I have been a member of The Christopher Collection since they first built my house. I used to serve on the Board for few years and during my terms I have fought hard to keep the monthly HOA dues low with efficient spending and strategic budgeting. Due to other commitments, I did not have time to participate within our HOA in the past few years.

Background:

I am currently serving as HOA President of Gardenia community (also managed by Tritz), a 70-brand new built Single-Resident-Family home ranging around \$1.4m-\$1.5m per house.

I am also a member of the National Association of Realtors and have active real estate license DRE#02087835.

I am a PhD candidate in Information Technology (I.T). I have Master degree in Software Engineering, Accounting, and Business Administration.

I work for Maersk as integration software engineer.

Vision:

I would like to see our Association continue to grow stronger and have value increase to eventually become a multi-million-dollar community. I work in real estate and have the inside-track of what would make off desired community.

As a 38-year-young member of the community with 20 years professional experiences, I would hope to bring the energy and serve The Christopher Collection community to my best ability.

Thank you,

Con Cam On Co^ Chu' va ca'c Ba'c tin tuong va bau cho con

### **David Pham**

*No statement was provided by this candidate*