



Le Parc Community Association

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

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.

Stacey Snyder
Community Property Management
751 East Daily Drive Suite 300
Camarillo, CA 93010

April 29, 2024

A Meeting of the Members will be held as follows:

Date: May 30, 2024 (All mailed ballots should be received by us by May 29, 2024)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/leparc)

PLEASE NOTE: Pursuant to CA Civil Code 5120, members are welcome to attend the physical office of The HOA Election Guys (17 Spectrum Pointe Suite 504, Lake Forest, CA 92630) to witness the counting and tabulation of the votes. If you do plan to attend this meeting at our office, please let us know at least 48 hours prior to the meeting date so that we can plan accordingly. If we are not notified of your planned attendance, we reserve the right to conduct this vote exclusively over zoom.

This Meeting of the Members is being held to vote on the election of TWO (2) 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 Le Parc Community Association bylaws define a quorum as "50%" of the voting power of the association, or 132 members. This quorum requirement is lowered to 20% (53 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!**

Stacey Snyder
Community Property Management
751 East Daily Drive Suite 300
Camarillo, CA 93010

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!)

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CANDIDATE STATEMENT

Kenneth M. Chandler

Hello Le Parc Association Members

I would like to take this opportunity to re introduce myself to those who may not know me. I have served on the Le Parc Board of Directors for the past several years, and I am seeking the opportunity to serve our community for an additional term. During my tenure on the board I have developed an excellent working relationship with the other board members, we consistently work together in a very efficient manner allowing us to provide superior service to the community.

I have been active in every maintenance and service project since taking a position on the board. When we needed a boiler replacement program I utilized my contacts to bring in contractors and vendors who ultimately saved the association approximately \$60,000 dollars. I also brought in my insurance agent and his agency to provide general protection and earthquake coverage at a reduced cost which saved our HOA many thousands of dollars as well as providing improved customer service. I routinely assist in the oversight of projects around our neighborhood in order to better our community and to protect our investments.

My background is a business owner and contractor for over 40 years as well as a trust manager and investor. For the past 25 years I have been President of another HOA here in Simi Valley where I reside and have instituted numerous improvement projects at that HOA, those projects have greatly improved the overall association appearance as well as reducing monthly expenses. My goal is to continue to improve Le Parc's general appearance and services while keeping expenses down. I wish to help insure that association fee's are stable without sacrificing quality.

The vast and varied experience I have accumulated over decades in business provide me with the tools needed to continue to make our homes at Le Parc one of the best places to live in Simi Valley, or anywhere else for that matter. If you choose to re-elect me to the Board I will continue to work hard for the association and all its members.

Thank You and Best Regards
Kenny Chandler