



Hillcrest Garden Homeowners' 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 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.

Ross Morgan & Company, Inc - Cari Williams
23901 Calabasas Rd. Suite 2004
Calabasas, CA 91302

January 13, 2026

A Meeting of the Members will be held as follows:

Date: February 18, 2026 (All mailed ballots must be received by us by February 17, 2026)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/hillcrest)

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: **Ross Morgan & Company – 23901 Calabasas Rd. Suite 2004, Calabasas, CA 91302**

This Meeting of the Members is being held to vote on the election of THREE (3) directors. There are five positions scheduled for election this year, but as there are only three candidates and your governing documents do not permit write-in candidates, this election will be for three 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 Hillcrest Garden Homeowners' Association bylaws define a quorum as "51%" of the voting power of the association, or 23 members. This quorum requirement is lowered to 20% (9 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!**

Ross Morgan & Company, Inc - Cari Williams
23901 Calabasas Rd. Suite 2004
Calabasas, CA 91302

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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c/o The HOA Election Guys - HillcrestGardenFILE
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CANDIDATE STATEMENTS
(Additional statements on reverse)

Hanoch Epstein

My name is Hanoch Epstein and I am currently on the board as Vice President. This is my second time on the board and I have had the privilege of calling this condo complex my home for over 23 years. During this time, I have developed a deep connection with our community and a strong commitment to maintaining and enhancing the quality of life here.

Having served as Vice President of the Board this last season, I have gained valuable experience in board operations and have actively contributed to important decisions that benefit all residents. I am passionate about ensuring the upkeep of our complex and am always willing to lend a hand to make our community better. If re-elected, I will continue to prioritize open communication and proactive improvements. I am dedicated to working collaboratively with all residents and board members to ensure our community remains a wonderful place to live for everyone. Thank you for considering my candidacy. I am excited about the opportunity to continue serving our community and making our complex the best it can be.

Monika Hummer

I have lived in this complex since 2005 and have had the pleasure of serving on the Board this past year. I have attended all the Board meetings and have been involved in the monthly Landscaping walkthroughs. Since being a Realtor for the past 40 years I have seen many townhome developments. Villa Santorini is by far one of the best architectural designs in all of Thousand Oaks and surrounding areas. I am proud to be your neighbor and look forward to continue representing you should I have the opportunity to serve again.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Linda Ruse

I am an original homeowner at Villa member with my background in construction and negotiations I am looking towards a strong investment in our community.

I implemented the insurance cost reduction with California Fair Plan in 2024. Reducing the assessment by 38%

Updating the parking tags 2024 to reflect correct information.

Work closely with Ross Morgan management to ensure homeowner's concerns are on time with a response.

Attend Thousand Oaks town hall meeting about fire prevention. How the community can meet new standards set by the State.

Work closely with fellow board members to welcome new owners.

We need a progressive board who can view the needs of the homeowners. Embracing technology to communicate plans of improvements.

Monitoring the spending of our funds to ensure the best contractors and repairs are cost effective with licensed and bonded contractors.

I am also a current Ventura Civil Grand Jury member overseeing the county agencies.

I am a 2 dog owner per the original CCR's. We have a great dog friendly community, and I embrace new owners and their dogs.

There is much more to do and with all involved. I would look forward to staying on the board.