

HOA Elections of California, Inc.  
1001 Avenida Fico, Ste. C-496  
San Clemente, CA 92673  
Phone: (888) 589-VOTE (8683)  
Fax: (800) 809-4535  
[www.HoaElections.com](http://www.HoaElections.com)

**DEL MAR HIGHLANDS (1076)**  
**NEIGHBORHOOD HOMEOWNERS' ASSOCIATION**  
**Voting Instructions**  
Nikolai & Stephanie Schlegel  
6 Elizabeth Ln  
Danville, CA 94526

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## **VOTING INSTRUCTIONS**

### **HOW TO VOTE:**

Mark your vote(s) in blue or black ink only and do not identify yourself in any way on the Secret Ballot. **You can mark your ballot for quorum purposes only or you can vote on the presented voting measure(s).**

### **HOW TO RETURN YOUR BALLOT:**

- 1) Once you have voted, place your ballot into the Secret Ballot Envelope (#1), and seal it.
- 2) Place the sealed Secret Ballot Envelope (#1) into the return window envelope, Election Materials (#2).
- 3) Tear off the Owner Information Insert from the bottom portion of this page and place it into the return window envelope, Election Materials (#2). Your name, address, and association should appear through the window in the upper left-hand corner of the envelope. This step is important for your ballot to be counted.
- 4) Place your signature on the signature line located on the outside of return envelope Election Materials (#2).

***IMPORTANT! Please be advised, if the steps described above are not followed your ballot may be invalid and therefore cannot be counted in the upcoming election.***

**\*\*DETACH INSERT HERE\*\***

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Nikolai & Stephanie Schlegel  
3584 Seahorn Cir - San Diego, CA 92130

 **Del Mar Highlands Neighborhood HOA (Annual 2023)**  
\* 1 0 7 6 \*



### **OWNER INFORMATION INSERT**

Your owner information above **MUST** appear  
in the upper left-hand corner of envelope  
"ELECTION MATERIALS #2"

# **DFL MAR HIGHLANDS NEIGHBORHOOD HOMEOWNERS ASSOCIATION**

## **NOTICE OF THE 2023 ANNUAL MEETING OF THE MEMBERS TO ELECT THE BOARD OF DIRECTORS**

The Association has selected HOA Elections of California, Inc. to function as the Inspector of Election. HOA Elections' objective is to conduct the election process professionally and as efficiently as possible on your behalf. The election of Directors will be by Secret Ballot. Please review the meeting details below:

**Meeting Date:** Tuesday, July 25, 2023; 7:30 p.m.

**Where:** The meeting will be held via Video Conference. You will be able to interact and view the opening of the ballots from your computer, tablet, or smartphone with the Inspector on live video feed.

**You will not be able to drop off ballots at the meeting. Please mail your ballots promptly to ensure they are received by HOA Elections by the Voting Deadline.**

**Purpose:** To elect three (3) Members to the Board of Directors for two-year terms each and to vote on IRS Revenue Resolution 70-604 (see text below).

**Candidates:** Rhonda Epstein, Faye Foroutanpour, Richard Matsey, Linley Paddock, and Raymond Whitwer. Please note that all candidate statements are re-printed verbatim and have not been verified. Neither the Association nor the Board of Directors is responsible or necessarily endorses any of the views expressed in these statements. Names are listed in alphabetical order by last name.

**Quorum:** A majority of the eligible Members entitled to vote (588 out of 1175) must return their Irrevocable Secret Ballots in order for the Annual Election to be held.

Please note, if the meeting does not achieve quorum on the meeting date, the Members present may vote on whether to adjourn the meeting until August 15, 2023, at 7:00 pm, in order to allow additional ballots to be received to meet the adjourned quorum threshold of 25% (294 out of 1175).

**Video Conference Instructions:** Join zoom conference below:

<https://us06web.zoom.us/j/88996471311?pwd=SGlySEtCYWFyVUNWN3hDNTB0UXBoQT09>

Meeting ID: 889 9647 1311

Passcode: 831961

Dial In: +1 669 900 6833 US

**The Rules Governing This Election Can Be Found Here:** [www.delmarhighlandshoa.com/](http://www.delmarhighlandshoa.com/)

**Cumulative Voting:** Cumulative Voting is permitted. This means you may cast all votes for one candidate or distribute the votes among the candidates. Fractional voting is prohibited. **You have a total of three (3) votes for this election.**

**Write-Ins:** As per your bylaws, write-ins are allowed. The nomination need not take place in advance to be valid. Even so, the write-in candidate will need to be contacted to verify he/she is willing to accept the nomination (in the event a sufficient number of votes are cast to elect the write-in candidate).

**IRS Revenue Ruling 70-604:** Homeowners associations have two different options when filing their respective Federal Income Tax returns. Although there are many varied factors that can affect the final determination of which return shall be filed, IRS Revenue Ruling 70-604 is one factor that allows for homeowners associations to exclude net membership operating profits from taxation (as defined as excess membership operating revenues over membership operating expenses). Under this ruling, owners may vote to apply any excess membership income for the year to the following (or subsequent) year's budget requirements. Failure to approve the revenue ruling limits the tax filing options available to the association.

**Please return your ballot even if you decide not to vote.**

**RECORD DATE:** In order to be eligible to vote in this election, you must be the owner of record on or before June 22, 2023. This Notice is given at the direction of the Board on June 22, 2023.

## **VOTING DEADLINES**

Please exercise your voting rights by completing your ballot and mailing to HOA Elections in the pre-addressed envelope, **but do not forget to sign your outer envelope.**

Mailed ballots to HOA Elections located at:

HOA Elections of California  
1001 Avenida Pico, Ste. C-496  
San Clemente, CA 92673

**Deadline before the Annual Meeting:** Ballots must be received no later than: Monday, July 24, 2023, at 5:00 p.m. No ballots will be accepted the day of the meeting, so please MAIL your ballots to ARRIVE to the Inspectors by the deadline.

Should you have any questions regarding any election materials, please contact: **HOA Elections of California, Inc.**  
by: Phone: (951) 667-7191 • Email: [info@hoaelections.com](mailto:info@hoaelections.com) • Fax: (800) 809-4535.

## **2023 CANDIDATES STATEMENTS**

### **RHONDA EPSTEIN**

I have been an owner/member of this neighborhood for 29 years and care a great deal about its future. I am highly educated with good critical thinking skills. I like working as a team with others and have good communication skills. I have run my own practice for many years (retired now) and help manage other properties that we own.

I am particularly interested in the areas landscaping and recent improvements. I have noticed additional areas that should also be improved. I want to ensure the landscape team installs and maintains plant material using industry standards. Thank you.

### **FAYE FOROUTANPOUR**

I am a retired Network Engineer and a homeowner at DMH since May of 2000. I have served on DMH and AltaMar and a few other Board of trustees in the past. I have also served our community as a volunteer Police Officer in NW Division for eight years, and retired from it a few months ago. I'd like to help the community by keeping the cost down while making our landscaping more attractive for everyone to enjoy and keep the price of our homes where they should be.

### **RICHARD MATSEY**

I have been on the Del Mar Highlands Board for 4 years in the capacity of Chief Financial Officer. I would like to resume the work we have accomplished and continue to serve the neighborhood.

Candidate Statements Continue on the Following Page

### LINLEY PADDOCK

My husband and I have been homeowners in Del Mar Highlands for 18 years, moving here for our son's education. We love the area and its family-oriented community. I am retired and have a background in education, both at the university and public school levels.

My work experience ranges from being an Administrative Assistant to five professors, then an Assistant to a Director of a Procurement Department, to working one-on-one with students. All this takes patience, understanding and excellent listening skills.

I am interested in becoming more closely involved with the landscaping, keeping it to its appropriate level, as well as the more major issues affecting our area. I am very organized, detail-oriented, motivated and willing to spend the time required to keep our neighborhood looking beautiful. Being involved with the monthly reports would give me the opportunity to provide valuable input and learn more about what the Board does.

On a personal level, I love gardening!

Now that I have the time and drive to be more closely involved in the decision-making that affects our area, I am eager to become an active Board Member. I look forward to this opportunity and thank you for your consideration.

### RAYMOND WHITWER

Spent over 40+ years in construction. Hold an A (engineering / grading, Landscape) and B (general building) contractor license. Most contracts with Local governments, Navy + Coast Guard, School Districts, Fire Station, etc. Currently on Del Mar Highlands Board. Participate in being a good steward of HOA member's money / dues spent to keeping our neighborhood beautiful. Thanks For your consideration. Ray

**Del Mar Highlands Neighborhood Homeowners' Association****Annual Meeting of the Membership****Zoom Conference Call****<https://us06web.zoom.us/j/88996471311?pwd=SGIySEtCYWFyVUNWN3hDNTB0UXBoQT09>****Meeting ID: 889 9647 1311 | Passcode: 831961****Dial-In: +1 (669) 900-6833****Tuesday, July 25, 2023****Agenda**

1. Introductions
2. Purpose of Meeting
3. Certificate of Quorum
4. Approval of August 16, 2022, Reconvened Annual Meeting Minutes
5. Election Results
6. Adjournment

**7:30 p.m.**BAY AREA  
COACHELLA VALLEY  
INLAND EMPIRE  
LAS VEGAS  
LOS ANGELES  
ORANGE COUNTY  
SAN DIEGO