

CREST OF CALAVERA HILLS HOMEOWNERS ASSOCIATION

C/O PropertyADVANTAGE 5142 Avenida Encinas, Carlsbad CA 92008

Ph (760) 585-1700 Fax (760) 438-6886 www.propadvantage.com

OFFICIAL NOTICE OF ANNUAL MEETING

JUNE 11, 2018 5:00 PM, AT Property Advantage
5142 AVENIDA ENCINAS, CARLSBAD, CA 92008
Registration Begins at 4:45 pm

Dear Crest of Calavera Hills Homeowners:

Under the provisions of the corporate Bylaws of **Crest of Calavera Hills Homeowners Association**, notice is hereby given that the Annual Meeting of the Members of the Corporation will convene at 5:00 PM on June 11, 2018 at the offices of Property Advantage, located at 5142 Avenida Encinas, Carlsbad, CA, 92008. Registration of homeowners will begin at 4:45 PM.

Members will be voting on the following:

- 1) Election of **two (2) members to the Board of Directors** to serve a term of (2) years each.

Notices of Candidacy for these members wishing to serve on the Board of Directors are enclosed for your information. Any member(s) who wish to be added to the ballot may do so by being nominated from the floor during the Annual Meeting or as a write-in candidate on the ballot. Write-in candidates and candidates nominated from the floor must be present at the Annual Meeting or confirm with the Inspector of Elections, in writing to accept their candidacy.

The Association is no longer required to prepare or distribute proxies. If you wish to assign your vote to another member of the community to vote in person on your behalf, you are required to provide the proxy in the format as defined by CA civil code. The proxy will be kept on file with the Inspector of Elections. The assigned member must show a picture ID and attend the Annual Meeting in person to receive a ballot and cast your vote. Votes can be cumulative.

Please follow the instructions listed below carefully to complete the ballot and voting procedure correctly.

- 1) **There is (1) ballot enclosed: complete the ballot to record your votes for the Election of Board Members**
- 2) **Insert your completed ballot in the envelope marked ENVELOPE #1 and seal the envelope.**
- 3) **Fill out all the information on the envelope marked ENVELOPE #2 including the return address information, the Association's Name and sign where indicated.**
- 4) **Enclose the sealed Envelope #1 into Envelope #2.**
- 5) **Seal and mail the prepaid ENVELOPE #2 to Property Advantage so that it is received no later than close of business (4:45 PM) June 11, 2018, or you may bring your sealed ballot to the Annual Meeting. The envelopes will remain sealed until a quorum is attained at the Annual Meeting.**

Please note that a quorum of 51% (55 ballots) of the members of the Association is necessary to conduct the Annual Meeting. If a quorum is not attained, the Association will need to reconvene the meeting until quorum is achieved.

Sincerely,

Erik Runsvold, CAMEx, CCAM, CMCA, AMS
Division Manager
Property Advantage

Enclosures

CREST OF CALAVERA HILLS HOMEOWNERS ASSOCIATION
C/O PropertyADVANTAGE, 5142 Avenida Encinas, Carlsbad, CA 92008
Phone (760) 585-1700 Fax (760) 438-6962
www.propadvantage.com

TO THE BOARD OF DIRECTORS;

PLEASE CONSIDER THIS MY OFFICIAL NOTICE OF INTENT AS A CANDIDATE FOR ELECTION TO THE BOARD OF DIRECTORS, CREST OF CALAVERA HILLS HOMEOWNERS ASSOCIATION AT THE UPCOMING ANNUAL MEETING TO BE HELD ON JUNE 11, 2018

MY NAME IS: Mark T. Dea

PROPERTY ADDRESS: 2855 Nantucket, Carlsbad, CA 92010

I HAVE BEEN AN OWNER SINCE: 2008

MY BACKGROUND HAS BEEN I have lived in San Diego North County since 1988 and have lived in this community since 2002. I have practiced civil litigation law in San Diego since 1990 and currently have been practice in Vista since 2002. My legal work has included the representation and defense of homeowners on behalf of their insurance carriers against various claims and lawsuits over the last 20 years.

I FEEL I WOULD BE A GOOD CHOICE FOR THE BOARD OF DIRECTORS BECAUSE

I am just offering to volunteer my time in an effort to give something back to this community I have enjoyed living in since 2002.

The qualifications for Board of Director candidates include that candidates must be members of the Association and in good standing.

Mark T. Dea
Signature

5/9/2018
Date

THIS NOTICE MUST BE RETURNED TO:

PropertyADVANTAGE, 5142 Avenida Encinas, Carlsbad, CA 92008
Phone (760) 585-1743 Fax (760) 438-6962 Erunsvold@propadvantage.com

SO THAT IT IS RECEIVED NO LATER THAN WEDNESDAY, MAY 9, 2018

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MY NAME IS: Liliana Sampica

PROPERTY ADDRESS: 3763 Portland Court

I HAVE BEEN AN OWNER SINCE: June 2017

MY BACKGROUND HAS BEEN I have worked in property management in the past, have experience working on teams, collaboration, and negotiations.

I FEEL I WOULD BE A GOOD CHOICE FOR THE BOARD OF DIRECTORS BECAUSE

I'm curious about our property care and work well in teams, have flexible schedule.

The qualifications for Board of Director candidates include that candidates must be members of the Association and in good standing.



Signature

4/17/2018

Date

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MY NAME IS: Madison Dwyer

PROPERTY ADDRESS: 3127 Bennington Ct

I HAVE BEEN AN OWNER SINCE: 2012

MY BACKGROUND HAS BEEN I am currently a Financial Analyst with Petco. I have lived in The Crest of Calavera for almost 7 years, wow time flies. I am a licensed real estate agent, & would love to serve our community.

I FEEL I WOULD BE A GOOD CHOICE FOR THE BOARD OF DIRECTORS BECAUSE

I have lived in this complex for over 5 years. I plan on living here for many years to come & want to make this the best community possible.

The qualifications for Board of Director candidates include that candidates must be members of the Association and in good standing.


Signature

5/8/18
Date

THIS NOTICE MUST BE RETURNED TO:

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THE CREST AT CALAVERA HILLS HOMEOWNERS' ASSOCIATION
ANNUAL MEETING OF THE MEMBERSHIP
CANDIDACY
FOR THE BOARD OF DIRECTORS

Now is your opportunity to serve on the Board of Directors of your community. The Annual Meeting will be held in June 2018. You will receive an Annual Meeting packet (to include an official ballot, a meeting Agenda and the meeting minutes of the Annual Meeting of 2017) in May 2018. Being a Board member requires your attendance at monthly meetings for approximately two (2) hours. Your help is needed and greatly appreciated.

If you are interested in running for the Board of Directors, please complete the following candidate form and return it by 9 May 2018 to Property Advantage, 5142 Avenida Encinas, Carlsbad CA 92008 so that your name may be given to the Crest Nominating Committee. The nominating committee will verify your eligibility with the Director candidacy requirements listed in our Covenants, Conditions, and Restrictions (CCRs) and the Bylaws of our organization. Once your eligibility is established, your name will be included on the Annual Notice and Ballot to the homeowners of the community.

Please prepare a brief summary of your experience and why you are interested in being selected as a Director of the Crest at Calavera Hills Homeowners Association.

Name: Bill Parks

Address: 2894 Sanford Ln, Carlsbad CA 92010

Telephone: Work Retired
Home 760-729-5382

I married a 20+ year resident of the Crest of Calavera Hills about eleven years ago and have lived here ever since. I own property in Escondido and Mira Mesa and have lived in San Diego since 1971.

I served for 30 years in the Naval Submarine Service where I managed and supervised several types of maintenance programs, safety programs, and ordnance training programs. I retired in 1995 as a Master Chief Torpedoman.

I have a Bachelor of Science degree in Business Management and an Associate's Degree in Environmental Technology. I worked full time as Manager, Environmental Health and Safety for an R&D biotechnology company, an international medical device manufacturing company, and a local diagnostic medical device manufacturing company with over 1000 employees and three locations in San Diego. I retired from active employment in December 2009.

I have been the President of the Crest HOA Board of Directors since July 2009. In the past two years we have planted 97 new trees to replace the diseased purple plum trees, repaired two underground water

leaks at the pool, installed new safety fencing at the pool and installed a new concrete wall along Carlsbad Village Drive (CVD). The new wall has reduced the impact of noise from traffic on homeowners along CVD, reduced damage to the plants on the slopes along CVD by reducing the number of people taking shortcuts by climbing up and down the slopes along CVD, and also added value to the overall community by showing how our maintenance standards reflect our pride in home ownership at The Crest.

We have established a fiscal budget that has rebuilt our financial strength from less than 200 thousand dollars when I became a Board member to over 821 thousand dollars while improving the level of maintenance in our landscape and buildings. We have done this with only two increases of our Homeowner's monthly maintenance fee in the last 10 years.

I would like your vote to remain on the Board of Directors for another two years so I can continue to guide the management company and vendors in the improvement of our Homeowners Association's appearance and financial stability.

Thank you,

Bill Parks

President, The Crest of Calavera Hills HOA