

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
NOTICE OF ANNUAL MEETING OF THE MEMBERSHIP**

MEETING DATE: **January 23, 2012**

LOCATION: **Fisler School, Media Room
1350 Starbuck Street
Fullerton, CA**

REGISTRATION: 6:30 P.M.

POLLS OPEN AT: 6:40 P.M.

THE PURPOSE OF THE MEETING IS AS FOLLOWS:

- 1) **To elect a new Board of Directors:** Three (3) Directors will be elected for terms of two (2) year(s)

If quorum is achieved, there will be an Organizational Meeting of the Board of Directors immediately following the Annual Meeting to appoint officers.

HOW DO I VOTE?

The voting is accomplished by secret ballot, as mandated by California Civil Code. If you cannot attend, you may vote by completing and returning the enclosed Secret Ballot. If you do not wish to cast a vote, please check the "Quorum Purposes Only" box as this will help establish quorum for the meeting and save the Association added costs if quorum is not met.

The Ballot may be sent or hand delivered to the Inspector of Election, c/o Action Property Management, 2603 Main Street, Suite 500, Irvine, CA 92614. All ballots must be received by Friday, January 20, 2012, otherwise ballots may be hand delivered to the meeting, or any adjournment thereof, prior to the close of balloting.

HOW MANY VOTES DOES EACH HOMEOWNER HAVE?

Each unit has a total of three (3) votes to cast. A member of the Association has announced his/her intention to vote cumulatively; therefore, you may cast your three (3) votes for one candidate, or you may distribute your three (3) votes among the candidates in any way, provided you do not vote with fractions and the total number of votes does not exceed three (3). Members and Candidates may witness the review, counting, and tabulation of the secret ballots by the Inspector(s) of Election once the balloting has been closed.

CANDIDATES

The known candidates are: Susan Fanello*, Tom Moore* and Steven Schwartz. At the Annual Meeting, additional nominations will be taken from the floor for volunteers to serve on the Board. Each nominee will be given a chance to present a brief speech on his/her qualifications for consideration.

IT IS IMPORTANT that you either attend the Annual Meeting or return your Ballot since a quorum (20% of the voting power of the members - 226 members) must be present either in person or represented by secret ballot to conduct the meeting. (Bylaws, Article II, Section 2.3)

This Notice is issued by order of the President of the Association.

Date: November 14, 2011

Secretary: Tom Moore

*Incumbent

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
CANDIDATES' STATEMENTS**

Name: Susan Fanello

Goals and Objectives:

For the Board of Directors to continue to address the needs of our homeowners through open communication. To maintain the beauty and value of our properties while keeping the assessments down.

Community Association Experience:

Treasurer – Amerige Heights for 2 years
President – Gallery Walk in Amerige Heights for 4 years

Candidate Statement:

While Treasurer of your Association, I have worked diligently with the Board to save you money. It has worked, your assessments have remained the same in 2010, 2011 and 2012. I, along with the entire Board, have been working with the City of Fullerton to develop the vacant property on Hughes Drive. This project is going well.

While President of Gallery Walk, a sub-association of Amerige Heights, our Board has also kept our assessments the same for the past three years while making significant improvements to our property.

Name: Thomas Moore

Occupation:

Senior Director of Operations - Developer

Goals and Objectives:

To continue to maintain Amerige Heights to the high standards that currently exists.

Community Association Experience:

Current board member of Amerige Heights
Former board member of Olson Company communities

Civic Organizations and Positions Held:

Former board member of Leffingwell Little League

Candidate Statement:

With my experience as a current board member and my experience with a developer, I feel that I bring a lot of valuable experience to the table.

(Continued)

Name: Steven Schwartz

Occupation:

Realtor

Goals and Objectives:

My highest goals are to keep our HOA dues down, maintain a beautiful neighborhood and assure Amerige Heights is safe for all our families.

One of my greatest strengths is managing the financials. I have carefully and strategically balanced multi-million dollar property budgets while keeping operating costs down.

I believe Board members have a duty to represent all homeowners as well as responsive to the needs of the community. I work in a team environment where all opinions are expressed and every decision that is made is an informed decision. Ongoing communication between the Board and homeowners are an essential component to a flourishing community. I am eager to serve with Board members who share a commitment to ensure Amerige Heights community is a desirable place to live.

Community Association Experience:

This would be my first experience as a board member for an HIOA. However, I have been the advisor to a Merchant's Association for Westminster Mall.

Civic Organizations and Positions Held:

- 1) Member Mayor's Economic Development Committee, Orange 2008-09
- 2) Member Orange Chamber of Commerce, Board of Directors 2008-09
- 3) Member, International Council of Shopping Centers 1997-2009
- 4) Chairperson, Ocean View High School Business Academy Advisory Board, 2004-06
- 5) The Boys & Girls Club, Westminster, Board of Directors 2004-06
- 6) Member of Westminster Chambers of Commerce, Board of Directors 1998-2006
- 7) Huntington Beach Chambers of Commerce 1998-2006
- 8) Member of Kiwanis Club of Westminster 2000-2006
- 9) Steering Committee, Cultural master Plan for the city of Huntington Beach 1993-94
- 10) Regional Chairman, Imagination Celebration, sponsored by The Kennedy Center, Washington D.C.
- 11) Advisory Board Member, Disneyland Creative Challenge Award, co-sponsored by Disneyland and the Orange County Department of Education 1989-1994
- 12) Chairman, Allied Arts Board, City of Huntington Beach 1988-1990
- 13) Member, Allied Arts Board, City of Huntington Beach 1984-1990

Candidate Statement:

I am an original owner and moved to Amerige Heights with my family in 2002. As a Property General Manager, I have effectively worked with vendors in landscaping, security, maintenance and janitorial services to maintain high quality standards. I was able to reduce expenses by 6%. This was accomplished by renegotiating contracts with landscaping, janitorial, security companies while maintaining the expected standards.

My experience as Vice President, Operations & Account Services (for a Facility Service provider), included overseeing operations for Shopping Centers, Office Buildings, Residential Apartments and Industrial properties. I regularly managed revenues and expenses and oversaw the operations of our asset management, janitorial, security and maintenance divisions.

If elected, I would serve the people of Amerige Heights and assure financial responsibility in oversight of the annual budget, build a liaison with city police and continue to maintain the beauty of our neighborhood.

These statements contain the express views of the Candidates. The Association is not responsible for the content.

Community News

Please attend the 2012 Annual Meeting of the Membership: Topics include Annual Election, the open lot located on Hughes Drive at Begovich, and the Association Internet Contract

**Monday
January 23, 2012
6:30 p.m.
Fisler School
Media Room**

Refreshments will be served

