Dear CAI-OC Members,

We invite you to participate in our 2020 Elections!

By mid-August, members in good standing as of July 31, 2019 will have received a ballot in the mail. Please return your ballot to CAI-OC by mail or fax at your earliest convenience. We must receive 25% of the membership ballots to meet our quorum requirement by **12:00 p.m. on September 11, 2019**.

Here on our website are the following for your convenience:

1. Our Chapter Campaigning Policy,
2. Our 2019 Annual Membership Meeting Notice and Ballot and
3. The Statements from our Candidates (in alphabetical order).

Should you have any questions, please contact me at (714) 479-1022. Thank you for participating in our process!

Anna Lisa Lukes, JD; MBA
CAI-OC Executive Director
Dear Member,

The Annual Membership meeting of the Orange County Regional Chapter of Community Associations Institute will be held on September 11, 2019 to elect members to the Chapter Board of Directors and any other matter to come before the membership. Your attendance, in person or by ballot, is essential for a successful meeting. We urge you to use the enclosed materials to participate fully in this year’s election.

DATE OF MEETING: Wednesday, September 11, 2019
TIME: 12:00 p.m. (noon)
LOCATION: CAI - Orange County Regional Chapter
1971 East 4th Street, Suite 280
Santa Ana, CA 92705
Telephone: 714.479.1022

PURPOSE: To elect four members to the Board of Directors (one Community Manager, one Business Partner and two At-large members) to serve 3-year term expiring in 2022. At-large members may be from any membership representation group.

HOW DO I VOTE: The voting is accomplished by the return of the enclosed ballot or at the annual meeting. If you do not choose to vote, you may vote for “Quorum Purposes Only.” The Board of Directors has established a record date of July 31, 2019. Members in good standing as of the record date are eligible to vote.

We must receive 25% of the membership ballots to meet our quorum requirement by 12:00 p.m. on September 11, 2019

RETURN YOUR BALLOT TO: CAI - Orange County Regional Chapter
1971 East Fourth Street, Suite 280
Santa Ana, CA 92705
Telephone: 714.479.1022 Fax: 714.479.1026
Candidate statements can be viewed on-line at the Chapter web-site www.caioc.org

Or

You may request a copy of the statements to be faxed to you by calling the Chapter office at 714.479.1022
☐ Use for quorum purposes only

BALLOT MEASURE #1 - Election of Directors: In this election there are four (4) seats up for election. One (1) seat must be filled by a Community Manager, one (1) must be filled by a Business Partner and two (2) seats will be At-large Directors, which will be filled by the next highest vote recipients until a specific membership category has reached its limit according to the bylaws.

The bylaws require the Board of Directors be comprised of two Community Association Volunteer Leaders, two Community Managers, two Business Partners and five (5) At-large members representing any membership category with no more than 50% of the board in the same membership representation category for the eleven member board. Please see reverse side of this ballot for names of the current board members and their respective categories.

CAST FOUR (4) VOTES IN TOTAL Please vote only once per person. Voting is not-cumulative.

☐ Joe Caggiano, Ameri-Cal Repipe and Plumbing (Business Partner Membership Category)
☐ *Robert DeNichilo, Esq., CCAL, Nordberg | DeNichilo, LLP (Business Partner Membership Category)
☐ *Kara Foley, CMCA, AMS, PCAM, Keystone, AAMC (Community Manager Membership Category)
☐ Jacqueline D. Foster, Esq., Fiore, Racobs & Powers, A PLC (Business Partner Membership Category)
☐ Teresa Hirschman, CMCA, AMS, PCAM, Cardinal Property Management, AAMC (Community Manager Membership Category)
☐ Brittany Ketchum, Esq., Beaumont Tashjian (Business Partner Membership Category)
☐ Cyrus Koochek, Esq. SwedelsonGottlieb (Business Partner Membership Category)
☐ Janet Newcomb, Springhurst Townhomes HOA (Community Association Volunteer Membership Category)

Asterisk (*) indicates the candidate is an incumbent.

Candidates will be seated on the board based upon the highest vote recipient for the one seat available for a Community Manager and one seat available for a Business Partner. The At-Large seats will be filled with the candidates with the next highest vote total from any membership category that meets the guidelines of the Chapter bylaws. (The composition of At-Large seats on the Board of Directors shall not provide any one membership category with more that fifty percent of the seats on the Board of Directors.)

To be valid, this ballot must be signed, dated and returned to the Chapter Office by 12:00 p.m. Wednesday, September 11, 2019

Signature of Member ___________________________ Date ___________________________

Print Name of Member ___________________________ Association or Company Name ___________________________

Return to: CAI - Orange County Regional Chapter, 1971 E. 4th Street, Suite 280, Santa Ana, CA 92705
Telephone: 714.479.1022 • Fax: 714.479.1026
2018
BOARD OF DIRECTORS

COMMUNITY ASSOCIATION VOLUNTEER LEADERS:

Janet Newcomb
Springhurst Townhomes Association
Term Expires: 12/31/2018

Ryna Rothberg
Laguna Woods Mutual No. Fifty, The Towers
Term Expires: 12/31/2020

COMMUNITY MANAGERS:

Shanne Ho, PCAM
ProActive Professional Management
Term Expires, 12/31/2018

Kara Foley, CMCA, AMS
Keystone Pacific Property Management, LLC, AAMC
Term Expires, 12/31/2019

BUSINESS PARTNERS:

Katy Krupp
Fenton Grant Mayfield Kaneda & Litt, LLP
Term Expires: 12/31/2018

Allison Lewis
Pilot Painting & Construction, Inc.
Term Expires: 12/31/2019

AT-LARGE CATEGORY:

Terri Hamilton, CMCA
(Business Partner Membership)
Sunwest Bank
Term Expires: 12/31/2018

Karen Holthe, CMCA, AMS, PCAM
(Community Manager Membership)
Cardinal Property Management, AAMC
Term Expires: 12/31/2018

Robert DeNichilo, Esq.
(Business Partner Membership)
Nordberg | DeNichilo, LLP
Term Expires: 12/31/2019

Jerry Storage, CMCA, AMS, PCAM, LSM
(Community Manager Membership)
The Management Trust
Term Expires: 12/31/2019

Steve Tinnelley, Esq.
(Business Partner Membership)
Nordberg | DeNichilo, LLP
Term Expires: 12/31/2020

Angie Adams, CMCA, AMS, PCAM
(Community Manager Membership)
Pacific Coast Management, Inc.
Term Expires: 12/31/2020
CAMPAIGNING POLICY

ORANGE COUNTY REGIONAL CHAPTER OF THE COMMUNITY ASSOCIATION

Article VI, Section 5(d) of the Bylaws of the Orange County Regional Chapter of the Community Associations Institute (“Chapter”) states:

“d. Campaigning Prohibited. No candidate may campaign for election or cause another individual or individuals to campaign on behalf of the candidate. A candidate campaigning for election who is elected shall be disqualified from serving on the Board of Directors. The Board of Directors shall publish a written policy to define what constitutes “campaigning” for the purposes of this paragraph, and the determination as to whether any candidate engaged in “campaigning” shall be made by the Board of Directors.”

This Campaigning Policy (“Policy”) has been adopted by Chapter’s Board of Directors (“Board”) to define what constitutes “campaigning” for the purposes of Article VI, Section 5(d) of the Chapter’s Bylaws.

A. “Campaigning” Defined

“Campaigning” includes the use of any communication to Chapter members transmitted in person, by telephone, by mail, or by electronic mail that is intended to communicate information regarding the candidate’s candidacy to solicit votes for the candidate. “Campaigning” also includes posting or publishing statements, photos, or documents regarding the candidate’s candidacy on any social media platform to solicit votes for the candidate.

B. Violations. Any written allegation regarding campaigning must be submitted to the Board. The Board will review all information surrounding the allegation as soon as possible. If, as a result of the Board’s review and investigation, the Board determines that the candidate campaigned or caused another individual or individuals to campaign on the candidate’s behalf, the Board shall disqualify the candidate from serving on the Board for one (1) year following the election for which the disqualified individual was a candidate.
Nomination for the CAI-OCRC Board of Directors
Term Commencing January 2020

All Chapter members are invited to submit their names to the Nominating Committee for consideration for nomination to the Board of Directors. (PLEASE NOTE: Submission of this application does not guarantee nomination by the Nominating Committee to the Board of Directors.) In accordance with the CAI-OCRC bylaws, Directors will be elected at the CAI-OCRC Annual Meeting. Please complete this application and return to:

Nominating Committee
CAI-OCRC
1971 East Fourth Street, Suite 280
Santa Ana, CA 92705

Name: Joe Cappiano
Association/Company: America's Repipe and Plumbing
Address: 6900 Knott Ave, Suite 105
Telephone: 714-694-5954 Fax: 714-684-8112 Email: americasrepdisc@yahoo.com

Please check your appropriate membership category:

☑ Business Partner
☐ Community Association Manager
☐ Homeowner Leader (Homeowner or HOA Board member)

Candidate Statement: On a separate sheet of paper, type candidate’s name, association/company name, member representation group applying for and telephone number. Then please provide a candidate statement for use by the Nominating Committee listing the four headings below:

• CAI Experience – service on Chapter committees, National level or other CAI Chapters.
• Other Civic Organizations and Positions Held
• Education/Designations Held
• Your goals if elected to the Board of Directors
  (Please limit to 100 words or less.)

This statement may be used in electronic/print mailings. Please be sure the information you submit is for publication and is the final product you wish to have for distribution. CAI-OCRC will not edit or redact any content. Applications must be received in the CAI-OCRC office by the close of business on Friday, August 2, 2019

All statements contained herein, including the Candidate Statement, are believed to be true. I attest that I am a current member of CAI-OCRC and current in all dues and payments and

1. have maintained a membership with CAI for a minimum of two (2) years as of the date of application for candidacy and am a member in good standing,
2. have not been officially sanctioned or otherwise censured by CAI relative to a CAI designation held by the member, and
3. have not been convicted of a felony.

Applicants Signature
Joe Cappiano

Print Name

Date
7/30/19
Joe Caggiano
AmeriCal Repipe and Plumbing
Business Partner
714-322-0926

CAI Experience
Membership 2006
Golf Committee 2006 – 2014 (Chair 2011-2014); 2019
Membership Committee 2008 – 2014; 2019
Board of Directors 2012 (appointed); 2013 – 2015
OC Legislative Advocate Committee 2019

Civic Position

Education
CAI M-100 Graduate
Attended CLTP educational opportunities

Goal
To serve the Orange County Chapter and continue our strong membership growth. As a business partner representative, I will use my previous experience to be a resource and voice for our chapter membership. In lending an open ear to the business perspective, I can effectively communicate concerns to help shape the overall direction the chapter. I have a unique perspective from my experience as a chapter member, as well as my service on the board of directors in my community for nearly two decades. The chapter’s goal in building better communities cannot be achieved without strong business partner leadership.
Nomination for the CAI-OCRC Board of Directors
Term Commencing January 2020

All Chapter members are invited to submit their names to the Nominating Committee for consideration for nomination to the Board of Directors. (PLEASE NOTE: Submission of this application does not guarantee nomination by the Nominating Committee to the Board of Directors.) In accordance with the CAI-OCRC bylaws, Directors will be elected at the CAI-OCRC Annual Meeting. Please complete this application and return to:

Nominating Committee
CAI-OCRC
1971 East Fourth Street, Suite 280
Santa Ana, CA 92705

Name: Robert M. DeNichilo, Esq
Association/Company: Nordberg|DeNichilo, LLP
Address: 4000 Barranca Parkway, Suite 250, Irvine CA 92604
Telephone: 949.654.1510 Email: Robert@NDHOALaw.com

Please check your appropriate membership category:

- Business Partner
- Community Association Manager
- Community Association Volunteer Leader (Homeowner or Board member)

Candidate Statement: On a separate sheet of paper, type candidate’s name, association/company name, member representation group applying for and telephone number. Then please provide a candidate statement for use by the Nominating Committee listing the four headings below:

- CAI Experience – service on Chapter committees, National level or other CAI Chapters.
- Other Civic Organizations and Positions Held
- Education/Designations Held
- Your goals if elected to the Board of Directors
(Please limit to 100 words or less.)

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Applications must be received in the CAI-OCRC office by the close of business on Friday, August 2, 2019

All statements contained herein, including the Candidate Statement, are believed to be true. I attest that I am a current member of CAI-OCRC and current in all dues and payments and

1. have maintained a membership with CAI for a minimum of three (3) years as of the date of application for candidacy and am a member in good standing,
2. have not been officially sanctioned or otherwise censured by CAI relative to a CAI designation held by the member, and
3. have not been convicted of a felony.

Applicants Signature

Robert M. DeNichilo, Esq., CCAL
Print Name

August 2, 2020

Date
Candidate Statement  
Orange County Regional Chapter, CAI

Robert M. DeNichilo, Esq.  
Nordberg|DeNichilo, LLP  
Applying for Business Partner Director Position  
(949) 654-1510  
robert@ndhoalaw.com

August 1, 2020

CAI Experience:

- **Fellow, CAI’s College of College of Community Association Lawyers (CCAL)**
- **Board level:**
  - Board of Directors, CAI OCRC 2017 – Present
- **Committee Level:**
  - Legislative Support Committee – 2011 – Present
    - Served as co-chair January 2014-2017
    - Regularly give CLAC Moment at chapter luncheons
  - Education Committee
    - Served from 2012-2014
    - Taught Community Association Law Class September 2012
- **Articles published by CAI**
  - “Protecting a Board Member’s Emails,” OC View (CAI Orange County Regional Chapter), January/February 2013.
  - “What Makes for a Good Set of Meeting Minutes,” OC View (CAI Orange County Regional Chapter), November/December 2012.
  - “Yay! I’m on the Board!’ or, OMG, What Did I Get Myself Into?” Connect Magazine (CAI GRIE Regional Chapter) Issue Three, 2013. *Awarded “Article of the Year” by the GRIE Chapter of CAI.
  - “The ABC’s of ADR & IDR” OC View (CAI Orange County Regional Chapter), March/April 2015. *Nominated for the County Regional Chapter’s Author of the Year award.
  - “Updated California Pool Regulations,” OC View (CAI Orange County Regional Chapter), Nov./Dec. 2015
An Accommodation Request? What’s Your Policy? OC View (CAI Orange County Regional Chapter), Jan./Feb. 2017 (Awarded Author of the year)


- CAI Speaking Engagements
  
  - CAI Orange County Regional Chapter Symposium & Expo, May 2019, “Build Your Rule-Making Toolbox”
  
  - CAI Orange County Regional Chapter, February 2019 Educational Luncheon, “Housing in California”
  
  - CAI Northern California & Statewide Legal Forums, September & October 2018, “Oh, the Rules We Need! Solar Rules, Access Rules, No Smoking Rules...Will There Be a Rule to Rule Them All?”
  
  - CAI Northern California & Statewide Legal Forum, October 2017, “Nightmare on Wisteria Lane”
  
  
  - 2016 Legislative Update for both the Orange County and Coachella Valley Chapters of CAI
  
  - CAI Statewide Legal Forum, October 2016, “Short-Term Rentals: Long-Term Enforcement Strategies.”
  
  - CAI Orange County Regional Chapter Forum & Expo, June 2015, “You are so annoying...Nuisance yes or no?”
  
  
  
  
  - CAI Orange County Regional Chapter, September 2012 Educational Luncheon, “Damage and Destruction. What to do after a loss.”
  
  - Served as faculty for CAI Orange County Regional Chapter, Community Leadership Training Program, “Community Association Law” Course, September 2012.
  

Other Civic Organizations and Positions Held

- AYSO Division Commissioner 2007-2011
Education/Designations Held

- CCAL

Your Goals If Elected To The Board Of Directors

- To continue to provide educational and networking opportunities to make the Orange County Regional Chapter the premiere industry organization in Orange County which benefits all industry partners - managers, business partners and community association volunteer leaders. To continue to educate local legislators about CAI so that they understand it is a resource for them to turn to when they have questions or are seeking input on association related legislation. To work to provide opportunities for all chapter members to participate in the benefits of CAI membership.
Are you interested in serving on Community Associations Institute
Orange County Regional Chapter
Board of Directors

The Annual Election for the 2020 Board of Directors
will be held on Wednesday, September 11, 2019

Four positions are available: One (1) Community Association Manager, one (1) Business Partner, and two (2) at-Large position which can be from any member category as long as it does not make the overall makeup of the board be more than 50% in any one membership category. Terms of office are for three (3) years beginning January 1, 2020.

If you are interested in serving on the Board, please complete the information requested on the back side of this form and return to the Chapter office no later than Friday, August 2, 2019 at the address listed below. The Board currently meets monthly, on the second Wednesday, at noon at the Chapter office.

Directors are encouraged to attend all Chapter functions as representatives of the Institute and promote the organization to non-members.

Qualifications for a Director are as follows:

1. **Good Standing.** The Member must be in good standing with the Chapter and CAI. Community management companies and community associations may only have one (1) individual representation on the Board of Directors.
2. **Volunteer Service.** The Member must be able to demonstrate that he or she has volunteered on behalf of the Chapter. Volunteer activities may include, but are not limited to, speaking at a Chapter program, such as a luncheon or educational class, authoring an article approved for publication or published in the “OC View,” or participating on a committee or as a Chapter volunteer in an ad-hoc committee or task force position.
3. **Membership Duration.** The Member shall (a) have maintained a Membership with any CAI chapter for a minimum of two (2) years as of the date of declared candidacy or the Board of Director’s consideration of appointment; (b) shall not have been officially sanctioned or otherwise censured by CAI relative to a CAI designation held by the Member; and (c) shall not have been convicted of a felony or declared of unsound mind by any court of law. Any issues regarding a Member’s qualification to serve as a Director shall be adjudicated by the Nominating Committee.

If you are employed in the HOA industry as a community manager or business partner, then that membership representation shall be the category in which you run and serve on the board.

**Campaigning Prohibited.** No candidate may campaign for election or cause another individual or individuals to campaign on behalf of the candidate. A candidate campaigning for election who is elected shall be disqualified from serving on the Board of Directors.

*If you have any questions regarding this form or the terms of office available please call the Orange County Regional Chapter office at 714.479.1022.*

Forms must be returned to:
Nominating Committee, CAI-OCRC
1971 East Fourth Street, Suite 280
Santa Ana, CA 92705
by fax: 714.479.1026
by e-mail: alukes@caioc.org
Nomination for the CAI-OCRC Board of Directors
Term Commencing January 2020

All Chapter members are invited to submit their names to the Nominating Committee for consideration for nomination to the Board of Directors. (PLEASE NOTE: Submission of this application does not guarantee nomination by the Nominating Committee to the Board of Directors.) In accordance with the CAI-OCRC bylaws, Directors will be elected at the CAI-OCRC Annual Meeting. Please complete this application and return to:

Nominating Committee
CAI-OCRC
1971 East Fourth Street, Suite 280
Santa Ana, CA 92705

Name: ___ Kara Foley ________________________________
Association/Company: ___ Keystone ________________
Address: 16775 Von Karman, Suite 100 Irvine CA
Telephone: ____ (949)838-3245 ______ Fax: ________
Email: __ Kfoley@keystonepacific.com __________

Please check your appropriate membership category:

_____ Business Partner
___X__ Community Association Manager
____ Homeowner Leader (Homeowner or HOA Board member)

Candidate Statement: On a separate sheet of paper, type candidate’s name, association/company name, member representation group applying for and telephone number. Then please provide a candidate statement for use by the Nominating Committee listing the four headings below:

• CAI Experience – service on Chapter committees, National level or other CAI Chapters.
• Other Civic Organizations and Positions Held
• Education/Designations Held
• Your goals if elected to the Board of Directors (Please limit to 100 words or less.)

This statement may be used in electronic/print mailings. Please be sure the information you submit is for publication and is the final product you wish to have for distribution. CAI-OCRC will not edit or redact any content.

Applications must be received in the CAI-OCRC office by the close of business on Friday, August 2, 2019

All statements contained herein, including the Candidate Statement, are believed to be true. I attest that I am a current member of CAI-OCRC and current in all dues and payments and
1. have maintained a membership with CAI for a minimum of two (2) years as of the date of application for candidacy and am a member in good standing,
2. have not been officially sanctioned or otherwise censured by CAI relative to a CAI designation held by the member, and
3. have not been convicted of a felony.

____ 8/2/19 ______ Date

___ Kara Foley ______________
Print Name
Kara Foley, CMCA, AMS, PCAM-Keystone Community Manager Category 949-838-3245

- CAI Experience – Currently in my third year of service on the CAI OC Board of Directors, previously served in the PR committee for 5 years, actively serving on the Talent Show Committee and Awards Committee.

- Other Civic Organizations and Positions Held-Currently serving on the Santiago Canyon College Real Property Management Advisory Board

- Education/Designations Held-CMCA, AMS, PCAM

- Your goals if elected to the Board of Directors-I would like to continue to contribute to the chapter’s growth through innovation and fresh ideas. A goal of mine is to educate members of all categories on how they can become involved in the chapter and contribute by way of their unique talents. I want to see next level involvement from management companies, community managers and homeowners, behind just the monthly luncheon attendance. While we are a very successful chapter, the Board is the core to innovation and unmatched success. I want to be a part of that mission!
Nomination for the CAI-OCRC Board of Directors
Term Commencing January 2020

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Nominating Committee
CAI-OCRC
1971 East Fourth Street, Suite 280
Santa Ana, CA 92705

Name: Jacqueline D. Foster
Association/Company: Fiore Racobs & Powers
Address: 6440 Oak Canyon, Ste. 250, Irvine, CA 92618
Telephone: 949-727-3111 Fax: 949-727-3311 Email: jfoster@fiorelaw.com

Please check your appropriate membership category:

X Business Partner
Community Association Manager
Homeowner Leader (Homeowner or HOA Board member)

Candidate Statement: On a separate sheet of paper, type candidate’s name, association/company name, member representation group applying for and telephone number. Then please provide a candidate statement for use by the Nominating Committee listing the four headings below:

- CAI Experience – service on Chapter committees, National level or other CAI Chapters.
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2. have not been officially sanctioned or otherwise censured by CAI relative to a CAI designation held by the member, and
3. have not been convicted of a felony.

Applicant's Signature

Jacqueline D. Foster

Print Name

Date

8/1/19
CANDIDATE STATEMENT

CAI Experience:

I have been a CAI member for about ten years. Prior to moving to Orange County, I served on the Publications Committee for the Greater Inland Empire Chapter. I have served on the Programs Committee of the Orange County Regional Chapter since July 2012, and have co-chaired the committee since May 2015. I have spoken at the December 2015 luncheon and the 2016 Symposium & Expo. On the national level, I have attended the CAI National Law Seminars since 2016, and spoke at the 2018 and 2019 National Law Seminar.

Other Civic Organizations and Positions Held:

Orange County Bar Association, Member

California Association of Community Managers, Member

Education / Designations Held:

I earned a B.A. from the University of California, San Diego in 2003, and a J.D. from the University of La Verne College of Law in 2008. I have been a member of the California State Bar since December 2008.

I am a shareholder in the Orange County Office of Fiore, Racobs & Powers and provide legal services in all aspects of community association representation to our association clients. I also supervise Assessment Collections for Orange County.

Goals:

I am running for a position on the Board because I think I can contribute experience, knowledge and background useful to the Chapter. I have been a Chapter Member since 2012, and have spent my time with CAI on the Programs Committee planning the monthly luncheons. I would like to help our Chapter continue to grow and to continue to offer great educational programs. I also think it is very important for the Chapter to continue to attract, involve and retain homeowner and manager members and provide them with valuable and exceptional service. As a business partner, I understand the need to increase opportunities and involvement of the business partners in our Chapter.
Nomination for the CAI-OCRC Board of Directors
Term Commencing January 2020

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Nominating Committee
CAI-OCRC
1971 East Fourth Street, Suite 280
Santa Ana, CA 92705

Name: Theresa Hirschman, CMC, AMS, PCAM
Association/Company: Cardinal Property Management, AAMC
Address: 825 N. Park Center Dr. #101, Santa Ana, CA 92705
Telephone: 714-779-1300 Fax: 714-779-3400 Email: theresa@cardinal-online.com

Please check your appropriate membership category:

☑ Community Association Manager
☐ Homeowner Leader (Homeowner or HOA Board member)

Candidate Statement: On a separate sheet of paper, type candidate’s name, association/company name, member representation group applying for and telephone number. Then please provide a candidate statement for use by the Nominating Committee listing the four headings below:

- CAI Experience – service on Chapter committees, National level or other CAI Chapters.
- Other Civic Organizations and Positions Held
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2. have not been officially sanctioned or otherwise censured by CAI relative to a CAI designation held by the member, and
3. have not been convicted of a felony.

Theresa Hirschman
Applicants Signature

Theresa Hirschman
Print Name

Date 8-2-19
Theresa Hirschman, CMCA, AMS, PCAM
Account Manager
Cardinal Property Management, AAMC
(714) 779-1300

CAI Experience
I have been a member of the CAI-OC Chapter since 2000. I currently serve on and was the Co-Chair of the Chapter’s Community Outreach Committee, which promotes giving back to the community, and serve on the Manager Support Committee, whose purpose is to encourage and promote manager education and manager membership. I was nominated and awarded the 2012 Manager of the Year Award in the Portfolio Category, was nominated for Committee of the Year in 2015 for the Outreach Committee, and was nominated and awarded the 2017 Committee of the Year for the Legislative Support committee. I previously served on both the Education Committee and the Legislative Support Committee.

Other Civic Organizations and Positions Held –
None

Education/Designations Held
I hold the CMCA, AMS, and PCAM certifications/designations through CAI.

Goals If Elected to the Board of Directors (100 words or less)
My name is Theresa Hirschman I am a Senior Manager and Director of Property Management for Cardinal Property Management, AAMC. I have been in property management for over 35 years and specifically involved with community associations for more than two-thirds of those years. I have been employed with Cardinal Property Management, AAMC for the past nineteen years. I am seeking election to the CAI-OC Board of Directors in order to represent the managers in the industry and to continue to encourage manager membership and education. I would like to see the Chapter continue to grow, be successful, and provide resources for managers, Board Members, Committee Members, Volunteers, and industry partners to be successful and further enrich our industry as a whole.
Nomination for the CAI-OCRC Board of Directors
Term Commencing January 2020

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Nominating Committee
CAI-OCRC
1971 East Fourth Street, Suite 280
Santa Ana, CA 92705

Name: Brittany A. Ketchum
Association/Company: Beaumont Tashjian
Address: 23046 Avenida de la Carlota, Suite 580, Laguna Hills, CA 92653
Telephone: 818.884.9998 Fax: 818.884.1087 Email: BKetchum@HOAattorneys.com

Please check your appropriate membership category:

x Business Partner
Community Association Manager
Homeowner Leader (Homeowner or HOA Board member)

Candidate Statement: On a separate sheet of paper, type candidate’s name, association/company name, member representation group applying for and telephone number. Then please provide a candidate statement for use by the Nominating Committee listing the four headings below:

- CAI Experience – service on Chapter committees, National level or other CAI Chapters.
- Other Civic Organizations and Positions Held
- Education/Designations Held
- Your goals if elected to the Board of Directors
  (Please limit to 100 words or less.)

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All statements contained herein, including the Candidate Statement, are believed to be true. I attest that I am a current member of CAI-OCRC and current in all dues and payments and

1. have maintained a membership with CAI for a minimum of two (2) years as of the date of application for candidacy and am a member in good standing,
2. have not been officially sanctioned or otherwise censured by CAI relative to a CAI designation held by the member, and
3. have not been convicted of a felony.

August 1, 2019

Applicants Signature
Brittany A. Ketchum

Date
Print Name
Candidate Statement

Brittany A. Ketchum, Esq.
Beaumont Tashjian
Business Partner
949-272-2832

CAI EXPERIENCE

Brittany Ketchum volunteers with the Community Associations Institute (CAI) and serves as Co-Chair of the Education Committee for the Orange County Chapter, where she teaches community association law to board members and managers. Ms. Ketchum previously served as the editor of the Greater Inland Empire Chapter’s quarterly educational publication, Connect Magazine and authored several articles for Connect Magazine, including, “A Step-by-Step Approach to Amending and Restating Governing Documents.” Ms. Ketchum was honored to receive the following awards from the Orange County Chapter: 2016 Outstanding Service Award and the 2018 Committee of the Year Award. Ms. Ketchum was also honored by the Greater Inland Empire Chapter in 2017, when she received the Committee Chair of the Year Award.

EDUCATION/DESIGNATIONS HELD

Ms. Ketchum holds a Bachelor of Arts degree from Chapman University, where she graduated Cum Laude with a double major in Political Science and German. She earned her Juris Doctorate from Pepperdine University School of Law. During law school, Ms. Ketchum served on the Moot Court Board and as an Associate Editor of Pepperdine’s Journal of Business, Entrepreneurship and the Law, wherein her work is published.

YOUR GOALS IF ELECTED TO THE BOARD OF DIRECTORS

If elected, it would be Ms. Ketchum’s honor and privilege to contribute to the Chapter’s continued success and to build on its years of dedication to the common interest development (CID) industry, whether through her time dedicated to the Chapter or her passion for education. Ms. Ketchum is dedicated to advancing excellence through education and is eager to utilize her many years of experience in the CID industry to contribute to the expansion of educational opportunities for existing and new members alike. Ms. Ketchum will bring added value through forward thinking, team work, integrity, dedication and discipline.
Nomination for the CAI-OCRC Board of Directors  
Term Commencing January 2020

All Chapter members are invited to submit their names to the Nominating Committee for consideration for nomination to the Board of Directors. (PLEASE NOTE: Submission of this application does not guarantee nomination by the Nominating Committee to the Board of Directors.) In accordance with the CAI-OCRC bylaws, Directors will be elected at the CAI-OCRC Annual Meeting. Please complete this application and return to:

Nominating Committee  
CAI-OCRC  
1971 East Fourth Street, Suite 280  
Santa Ana, CA 92705

Name: Koochech
Association/Company: SuddonGottlieb
Address: 5000 Bonaire St., New Port Beach, CA 92660
Telephone: 949-978-3189 Fax: 949-454-3758 Email: ckk@sgnlaw.com

Please check your appropriate membership category:

☐ Business Partner  ☑ Community Association Manager  ☐ Homeowner Leader (Homeowner or HOA Board member)

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Applicant’s Signature

Print Name

Date: 7/23/19
Cyrus Koochek

SwedelsonGottlieb

Business Partner

949-476-3789

CAI Experience:
- CAI OC Programs Committee, Member
- CAI OC Rising Star Award Recipient
- CAI-GRIE, speaker
- CAI Legal Forum, 2019 speaker
- CAI Channel Islands Chapter, speaker
- CAI Channel Islands, CLAC member

Other Civic Organizations: Los Angeles County Bar Association

Education / Designations Held:
- J.D., magna cum laude, Whittier Law School
- Research Editor, Whittier Law Review

Goals if Elected to the Board of Directors:

If elected to the board of directors, I would seek to support the mission of the chapter in the following ways:

(a) Add to the continuing efforts to foster our organization as a rich learning environment;
(b) Increase awareness for legislative action impacting the community association industry; and
(c) To develop more opportunities to share information and ideas with our peers.

I look forward to the opportunity to serve our chapter members. Thank you for voting for me.
Nomination for the CAI-OCRC Board of Directors
Term Commencing January 2020

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Nominating Committee
CAI-OCRC
1971 East Fourth Street, Suite 280
Santa Ana, CA 92705

Name:  

Association/Company:  
Address:  
Phone:  
Fax:  
Email:  

Please check your appropriate membership category:

Business Partner
Community Association Manager
Homeowner Leader (Homeowner or HOA Board member)

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[Signature]  
Date  

Print Name
JANET L. NEWCOMB (“Jan”) – 714-847-8933
Springhurst Townhomes HOA - Homeowner Leader – applying for an at-large position

CAI EXPERIENCE
Local

Orange County Chapter
CAI-OCR Board of Directors (2016-2018)
Publications Committee (2014-present), 10 articles published
Education Committee (2018-present), co-taught two classes
Luncheon Speaker (2014)
Board Member of the Year, Veteran Category (2013)

National/International
Homeowner Leader Council (2015-present, 2018 Chair)
Government & Public Affairs Committee (2019-2020)
CAI Board of Trustees (2017-2018)
Scholarship winner to national conference (2013)

OTHER CIVIC ORGANIZATIONS
Corporate Ombudsman Association – past Board Member and national trainer
Professional Coaches & Mentors Association – past Board Member and VP Marketing
Alternatives in Dispute Resolution of Orange County - Co-founder and past Board Member
Hope Institute Family Fund – past Board Member
International Ombudsman Association and Association for Conflict Resolution – current Member

EDUCATION/DESIGNATIONS
J.D. - Western State University
Summer program in International Law – Cambridge University
Post-graduate studies in Organizational Management - University of Phoenix
B.A. Sociology - CSU Long Beach
Certified Personal/Organizational Coach - The Hudson Institute of Santa Barbara
Certificate in Executive Coaching - The Center for Creative Leadership
Certified Career Coach - Chapman University
Certificates in Mediation – CDR Associates, San Diego Mediation Center, Federal Mediation and Conciliation Service
Completed CAI’s Board Leadership Development Workshop & Community Leadership Training Programs

GOALS IF ELECTED TO CAI-OCR BOARD OF DIRECTORS
I believe strongly in the importance of building better communities. Important goals would be:
• Contribute my education, experience and long-term CAI commitment to the responsible governance of our chapter
• Participate in providing strong direction and support to our new Executive Director, contributing new energy and ideas to make our chapter even more successful
• Continue to be a strong advocate for the homeowner’s role and importance of board education
• Bring the CAI message to a wider audience – associations and their residents, the business community, government, academia and the general public in Orange County