



**Mailing Address:** 2604-B El Camino Real, Suite 378, Carlsbad, CA 92008  
**Office Location (no mail):** 3288 Grey Hawk Court, Suite B, Carlsbad, CA 92010  
**Phone:** (760) 918-1660 **E-Mail:** [Support@Guardian4HOA.com](mailto:Support@Guardian4HOA.com)

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## VILLANITAS HOMEOWNER ASSOCIATION

Dear Homeowner:

The Annual Meeting and Election of the Board of Directors for the Villanitas Homeowner Association will be held May 12, 2025. The purpose of this meeting is for the membership to elect three (3) Board members, who will serve for two (2) years each.

Members who are interested in serving on the Board may self-nominate by completing the attached Candidacy form.

### **CURRENT BOARD OF DIRECTORS – \*Term Ending:**

Doug d’Heily	2023-2025*
Georg Capielo	2024-2026
Laura Greer	2023-2025*
Meredith Amsbaugh	2023-2025*
Michael Cardella	2024-2026

### **CANDIDATE REQUIREMENTS:**

Qualifications for candidates to the Board of Directors shall include:

- a. Candidates must be Members of the Association. Any Member that is not a natural person (such as a corporate Member or trust) may appoint a natural person to be a candidate on its behalf.
- b. Only one Owner per Lot shall be eligible to serve on the Board at any time.
- c. No one who has been a member of the Association for less than one (1) year may be a candidate.
- d. Candidates must not be delinquent in the payment of any regular or special assessments, with the exception of Owners who have entered into a valid payment plan with the Association.
- e. Candidates must not have been convicted of a crime that would prevent the Association from obtaining or maintaining fidelity bond coverage required by *Civil Code* Section 5806.

For your name to appear on the ballot for the election of Board members, you must return your Candidacy form no later than 3:00 p.m. on February 28, 2025. If you have any questions regarding serving as a Board Member, please feel free to contact our Community Manager, Sara Maresca, at 760-918-1660 or [Sara@Guardian4hoa.com](mailto:Sara@Guardian4hoa.com)

Sincerely,

Board of Directors  
Villanitas Homeowner Association

Enclosure

**VILLANITAS HOMEOWNER ASSOCIATION  
DECLARATION OF CANDIDACY – BOARD OF DIRECTORS**

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I, \_\_\_\_\_, do hereby declare my candidacy for the Villanitas Homeowner Association Board of Directors.

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

***(Optional): I would like the following comments/information to be submitted with my Candidate Nomination Request: (attach an additional page if necessary):***

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Please mail to: Villanitas Homeowner Association  
c/o Guardian Management  
2604-B El Camino Real, 378  
Carlsbad, CA 92008

Or Email to: [Support@Guardian4hoa.com](mailto:Support@Guardian4hoa.com)

Please contact management if you do not receive confirmation of receipt of your Declaration of Candidacy Form.