

Candidate Statement – Moisés Álvarez García

Address: 26428 Paseo Caramel

My name is Moisés Álvarez García, and I have lived in Capistrano Villas 1 for more than 15 years. I am running for the HOA board because I want to help improve our community. I believe we all deserve a clean, safe, and well-maintained place to live, and I'm committed to working together to make that happen.

I bring experience in community service and skills in computer use, which will help me support better communication and organization. One of my main goals is to improve transparency and strengthen communication among neighbors. I plan to propose community surveys, host open meetings, and clearly share the results.

I believe in reinforcing our community rules with fairness and respect, and I'm committed to listening to residents to find solutions together. I will focus on priorities like safety, maintenance, and traffic, and I'll advocate for support from the city and our own community. I'm also open to receiving any training necessary, such as financial management, staff coordination, and learning how our HOA and maintenance companies operate.

Thank you for your trust. I'm here to represent your voices and work with all of you to build a stronger, more united community.

Declaración de candidato – Moisés Álvarez García

Residencia: 26428 Paseo Caramel

Mi nombre es Moisés Álvarez García y tengo más de 15 años viviendo en Capistrano Villas. Decidí postularme para la junta directiva de HOA porque quiero ayudar a mejorar nuestra comunidad. Sé que todos nos merecemos un lugar limpio, seguro y bien organizado para vivir, y creo que trabajando en equipo lo podemos lograr.

Tengo experiencia en servicio comunitario y habilidades en el uso de computadoras, lo cual me permitirá apoyar en temas de comunicación y organización. Una de mis prioridades será mejorar la transparencia y el diálogo entre vecinos. Para lograrlo, propondré encuestas comunitarias, reuniones abiertas y compartir resultados de manera clara.

Creo que es importante reforzar nuestras reglas comunitarias con respeto y consistencia, y buscar soluciones en conjunto. Me enfocaré en temas que nos preocupan a todos, como la seguridad, el mantenimiento y la vialidad, siempre escuchando lo que la comunidad necesite. También estoy dispuesto a recibir toda la capacitación necesaria para hacer bien este trabajo, incluyendo temas financieros, gestión de personal y cómo funciona una HOA.

Gracias por su confianza. Estoy aquí para representar sus voces y trabajar con ustedes por una comunidad más fuerte y más unida.

Hello ~~

My name is Elizabeth Donovan ~ I go by Beth ~

We have lived in the Capistrano Villas I for over 30 years ~

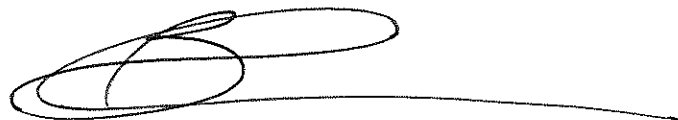
I am a California, Orange County native ~ I currently work in the Real Estate industry as an Escrow Officer. I am married and we have one daughter, and she has blessed us with a granddaughter. Both our daughter and granddaughter have made good friends that have lasted throughout their years that they have met from our neighborhood.

We have seen change in our neighborhood ~ some good and some not so good ~ With a new board we can move forward and seek positive change. Challenges that I feel need to be addressed are the parking, beautification / curb appeal of our community and bringing our neighborhood back to being owner occupied ~ love to see pride of ownership for the betterment of our community ~

I am attaching a news article that I ran across at home ~ its from 2000. Found it interesting that 25 years later and we are still battling the same issues ~

Thank you ~ please consider voting for Me~~

Elizabeth "Beth" Donovan

A handwritten signature in black ink, consisting of a stylized 'B' followed by a long horizontal line.

For many, Villas are home sweet home, too

CAPISTRANO VALLEY NEWS

COMMUNITY: Many enjoy living in condo development

By CELINE GARCIA
Capistrano Valley News

After school, children ride their bikes while adults down a cold one on the front lawn. Neighbors talk and neighbors feud, while the associations work to maintain their sense of order throughout the community.

On any given afternoon, the Anita Produce truck can be seen ambling its way through the streets. Some residents rely on the curbside service to

purchase fruits and tortillas, while others said the business is a mobile health hazard. Residents also whisper about an illegal gambling den and beer garden just up the street in a unscrupulous neighbor's garage.

Capistrano Villas is like most neighborhoods.

But for the past 10 years, the demographics have changed from empty-nesters and young couples to

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Thursday, July 6, 2000

The Orange County Register

VILLAS

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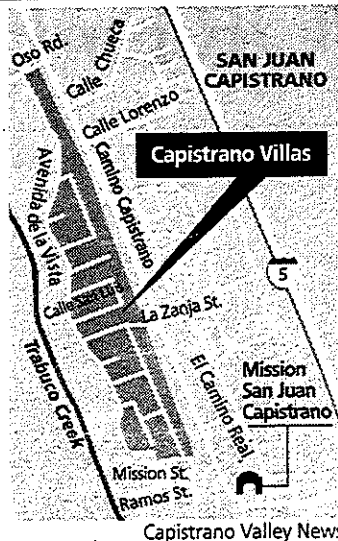
many families who view the Villas as their best bet for affordable housing in an otherwise affluent town. And the changes have catapulted the Villas into the public eye more than once.

The increasing population - as many as 12 people in two-bedroom apartments - has lead to other problems: exorbitant water bills footed by the homeowners' associations, guerrilla-like parking tactics, vandalism and gang violence. Some said strained racial relations have increased tensions in the 799-unit complex.

Lately, neighbors have fought about the ever-growing parking problem. Many argue that there are too many people and too many vehicles in a limited area. Parking is tight, with a little more than 800 spaces for as many as 1,200 vehicles. For many, the neighborhood is a pressure cooker, to others, it is the perfect temporary home.

"I like it here," said longtime resident Marie Buckner, who was one of the first to move onto her block. She said she has no plans to move out. "We're close to the businesses. We're within walking distance to the train station and within walking distance to downtown. It's a convenient place."

She said part of the problem are the absentee landlords who don't keep tabs on their investments. Others said it's the lack of a sense of ownership by renters, who use up resources and give back little to the community.



About a hundred residents and members from the local chapter of the League of United Latin American Citizens packed council chambers last month to hash out solutions to the parking problems. In recent years, the Homeowners Associations implemented a permit program to alleviate overnight parking problems.

But residents said the rules were too stringent and infringed on their rights. In the end, the council voted to approve changes to the program, but formed a task force to tackle future issues. The council and members of the Homeowners Associations said they were grateful for any help they could get, but at the next Homeowners Association

Phase II meeting, only a handful of residents bothered to show up to discuss the parking issues.

Assistant City Manager Jennifer Murray said city officials are still seeking confirmation on the nine-member task force. Materials in English and Spanish are being sent out. The new reflective, holographic permits

are on back-order. Letters informing owners that new stickers are available are ready to go out.

Gillian Cannon, who has been an outspoken and dedicated leader in Capistrano Villas Phase II, said she believes the new program will curtail the problem. She and a handful of other residents drafted the original parking program, which has since been taken over by city officials. She said she gets along with most of her neighbors, but an uncaring and disrespectful few hurt the neighborhood.

Resident Delfino Baños likes to relax outside his house on the half-dead lawn, smoking a cigarette with his friends and family. Baños, 36, commutes by bus seven days a week to his landscaping job in Laguna Beach. He lives in the apartment with his uncle and cousins for now, until he can earn enough money and move back to Mexico. He is oblivious of any parking problem and said he has no problems with the

community.

"Everything is perfect," he said in Spanish.

Michele Conyers and Doug Shenefield run Project Self-Reliance out of four Villas residential garages twice a week. For the past 13 years, "Learn while you play," has been their motto. The program targets children ages 6 to 15 and aims to keep them in school and away from gangs.

"Most (of the program participants) are underprivileged and at-risk," said Mission Viejo resident Chris Chanler, who tutors in the program. "There are two gangs in the neighborhood." Years ago, founder Ani Jones noticed a lot of children hanging out in the streets, so she opened up her garage to them, setting up arts and crafts workshops. Last year, the program received a \$2,000 grant and has since hired two teen tutors. About 30 kids visit the garages twice a week.

Some said if everyone would pitch in to be a good neighbor, many of the problems would disappear.

"There are more people that just don't care," said Buckner, who, along with property manager Chris Kervick, does periodic spot checks. "We didn't have problems several years ago. If people would pick up trash around their unit it would really help. Some people have said we're prejudiced, but that is not it. We want it to stay as beautiful as possible...if people followed the rules, we wouldn't have any problems at all."