



Cameo Tidelines—

THE NEWSLETTER OF THE CAMEO COMMUNITY

PRESIDENT'S CORNER

Dear Neighbors,

The Cameo Community Association will have its Annual Meeting this month on Tuesday May 23rd at 5:30 pm at our own Roxbury Park on Cameo Shores Road. The Annual Meeting is an important meeting for homeowners to attend to learn about the state of the Cameo Community. It is also a fun and enjoyable event to meet and socialize with other members of the community. Please read the Annual Meeting column in this Tidelines for more information and please plan on attending

The Association's fiscal year will end May 31st, 2006 and this will be my final letter as your Association president. Looking back at the goals of the Board in June of 2005, we have a lot to be proud of, as well as a lot yet to accomplish. The three primary areas of focus for the Board this year were: facilities improvements, neighborhood events and improved communication.

Facilities Improvements: The Board has made tremendous albeit sometimes painstaking progress on the proposed new community Wall/Entrance project. Numerous community wide discussions and forums have resulted in what we believe is a well designed and thought out project. The plans have now made their way through multiple architectural and engineering design levels and have received approval from the city's General Services Division, the Parks, Beaches and Recreation Commission as well as the Newport Beach City Council. A full application is currently awaiting final approval with the California Coastal Commission, which is expected in June. The proposed project has now received three construction bids with the Wall/Entrance Committee performing value engineering and finalizing an accurate and cost effective final price for the project. Reserves have been accruing for three years and have been set aside to help fund the project. Several loan quotes have been received that may or may not require the Association to proceed without raising the annual dues assessment. The Board should be in position to have a final community wide forum with discussion on this proposal in the next couple of months at which time a final determination will be made on whether or not to proceed on this project.

Neighborhood Events: The community has had tremendous community wide events this past year for both kids and adults. If you haven't attended one, I urge you to do so, this coming year. In addition to the Annual Meeting, events have included The 4th of July Parade, The Summer Beach Party, The Halloween Kids Costume Party, Dickens Carolers and the Annual Easter Egg Hunt. These events really help to enhance community spirit and provide a sense of neighborhood. I want to thank all of the committee chairpersons and committee members for their hard work and for a year of great events.

Communication: 2005/2006 brought with us the launching of our very own Cameo Association Website www.cameohoa.org which has a wealth of information for homeowners including all of the association governing documents, management and director contacts, Neighborhood Watch reports and upcoming events, among other information. Please visit when you get a chance. In addition to the bi-monthly *Tidelines* newsletter, more and more homeowners have joined the Cameo email service which sends real-time announcements and important community information to members. If you would like to be on that service please email your request to info@cameohoa.org.

I want to finally thank everyone who has volunteered to help improve and make Cameo such a special place. It has been an honor to serve and a privilege to work with an outstanding Board and committee volunteers. Thanks especially to outgoing Board Members Bill Caskey and Greg Chila who have served the Board well.

Best Regards, Jeffrey Cole

TIDELINES

ANNUAL MEETING

This Special Edition of the Tidelines is intended to discuss the Annual Meeting of Members and your responsibilities as a Member and the duties and requirements of our Board members and Officers.

Like any corporation, the main focus of the Annual Meeting of Members (Shareholders) is to elect new members to the Board of Directors and conduct other business which California law requires. The governing document is Cameo's Bylaws, which describes all of the form and function of the corporation known as the Cameo Community Association, a California Non-Profit Mutual Benefit Corporation. Please don't confuse the Bylaws with the CC&Rs – they are different governing documents.

You have already received in the mail our 2006/2007 Fiscal Year Budget and the accompanying disclosures. Several other documents were included which are required by California law. President Jeff Cole said, "I would like to thank the Board, our management company and vendors for their fiscal responsibility in delivering our product to you, yet staying within budget."

To make it as easy as possible to attend, this year's event will be in Roxbury Park. The Board has appointed Sue Barlett from the Highlands to direct the Annual Meeting. Her overview follows. We expect and look forward to a large turnout. Our Neighborhood Watch team advises that the Newport Beach Police will put extra patrols into Cameo during the meeting. Our guest speaker is Chip Stassel, CdM's Chamber of Commerce Board member to give us an update on Corona del Mar. Exhibits of the new entrances will be available and we will then open the floor to questions from the membership.

One of the most important parts a member plays is to give the Board the advantage of a quorum at the meeting. By the time this *Tidelines* is published, each member should have received a Proxy/Ballot. The Board needs each member to act immediately by filling out the proxy/ballot and sending it in to the management company – Villageway – in the prepaid postage envelope provided. **PLEASE DO THIS WHETHER OR NOT YOU PLAN TO ATTEND THE ANNUAL MEETING.** Do it NOW! When you attend the meeting the form will be returned to you during registration. If you don't attend we use it for quorum purposes.

The Proxy/Ballot is explained on the next page. 

CAMEO'S ANNUAL MEETING COMES TO US!

On Tuesday, May 23rd at 5:30 p.m. Cameo Residents can attend the Annual Meeting, socialize, cast their votes and enjoy communications on many topics.

Rather than you travel to an offsite location, the Board has brought the meeting to Cameo. A tent will be positioned in Roxbury Park. Valet parking will be available so you may simply drive to Roxbury Park and have your car parked for you. Wine and soft drinks will be served along with appetizers during the registration period. This is a great time to mix with your neighbors. Registration starts at 5:30 p.m. Business starts promptly at 6 p.m.

Your attendance telegraphs to our outgoing and incoming Boards that we are all focused on results from this past year and communicate our desires and concerns for the upcoming year.

IT'S SUMMERTIME, SUMMERTIME !!!!!

One of the joys and privileges of living in Cameo is the simple access to our beaches. There are certain considerations to keep in mind while going to or from or just playing on the beach. First, the access to the beaches are on private property. Each adjacent homeowner owns the land which we traverse via an easement—see your CC&Rs. With that in mind, please keep noise down to a minimum, keep the gates locked and clean up your trash.

The landowners on the beach property also own to the Mean High Tide line, so please be respectful of that area, too. Beach fires can be a nuisance with smoke and hot embers. Make sure you put the fire out with water, not by covering with sand. Don't forget the City's curfew of 10 p.m.

What you bring in, you should take out. Trash cans are positioned at the stairs, but they can rapidly exceed their capacity.

KEEP THE GATES LOCKED!!! With cell phones, there is no longer a need to prop doors open waiting for your additional family members or guests. Propped open gates invites outsiders.

If you plan to have a party at the beach, coordinate with the Management Company at 949-450-1515.

TIDELINES

PROXY/BALLOT

As its name implies, this form serves two purposes—it gives someone else other than yourself your voting rights and—THIS IS IMPORTANT — it counts towards a quorum at the Annual Meeting. WITHOUT A QUORUM THE ANNUAL MEETING MUST BE ADJOURNED TO ANOTHER TIME AND PLACE CAUSING ADDITIONAL EXPENSE AND TIME FOR YOUR VOLUNTEER NEIGHBORS

If you attend the Annual Meeting this proxy/ballot will be returned to you.

So whether you plan to attend the Annual Meeting or not, it is imperative that you fill out the form and send it in. A postage paid envelope has been provided.

FORM INSTRUCTIONS

1 You have a choice—you may leave the line blank in which case you have authorized the President and/or Secretary to vote as you indicate below.

Or you may wish to enter your personal representative—a neighbor, business associate, lawyer, etc. who you know will attend the meeting.

2 These are instructions to your proxy holder.

3 The Bylaws call for three Directors to be replaced at the Annual Meeting. The individual's names appearing have volunteered to run for the Board. Since

there are only three names, one might think that voting is moot—it is not. While not readily apparent, a member can insert a write in candidate in the lines provided or a member may assert their intentions to be a candidate at the Annual Meeting. Each Lot (street address) has three votes— you may cast all three for a particular individual (including write-in) or you may split your vote however you see fit. In any case, the total may not exceed three and, as a reminder, the number "3" is printed on the form.

4 As a non-profit, Cameo obviously cannot show a profit. A vote "FOR" puts the excess fund into the Reserve Account which is a contingency fund required by law to repair our Common Areas.

5 Print the name of the member (homeowner), the Cameo property address, sign and date — AND SEND IT IN TODAY!

When you attend the Annual Meeting, during registration your completed form will be returned to you and you may vote in person.

If you do not send in this form and a quorum is not present at the meeting (a quorum consists of 50%+1 of the membership) then the official business of the meeting cannot be accomplished. That means the official business will be postponed to another Annual Meeting to be held not less than 48 hours and not more than 30 days after the scheduled Annual Meeting.

MAIL YOUR FORM IN TODAY!!

SAMPLE FORM **REVOCABLE PROXY/BALLOT**
CAMEO COMMUNITY ASSOCIATION
 A California Non-profit Mutual Benefit Corporation

The undersigned member ("Member") of the Cameo Community Association ("Association") hereby revokes all previous Proxy/Ballots, acknowledges receipt of the Notice of the Association's Annual Meeting to be held on May 23, 2006 with Call to Order commencing at 6:00 p.m. at the Roxbury Park in Cameo Shores, Corona del Mar, California and appoints:

The President or Secretary of the Corporation as directed by the Board of Directors
 -OR-

 Other (Please insert name)

1

as Member's proxy ("Proxyholder"). The Proxy/Ballot gives the Proxyholder the power to represent Member at the above referenced Annual Meeting or any adjournment of that meeting in the manner set forth below. The undersigned also authorizes Proxyholder to substitute any other person to act hereunder. Any act of the Proxyholder taken pursuant to this Proxy/Ballot shall have the same effect as if the Member was present and so acting.

UNLESS OTHERWISE INDICATED BELOW, THIS PROXY/BALLOT SHALL ONLY BE USED TO ESTABLISH A QUORUM.

If instructed how to vote herein, Proxyholder shall cast Member's votes accordingly. The Proxyholder is hereby instructed to use this Proxy/Ballot as follows:

ABSTAIN FROM VOTING
 VOTE AS PROXYHOLDER DEEMS PROPER
 VOTE AND CAST THE MEMBER'S VOTES AS FOLLOWS: 2

1) ELECTION OF DIRECTORS: For purposes of electing the Board of Directors, the Member has three (3) votes which may be cast for one (1) nominee or cast among several nominees as desired. However, fractional voting shall not be allowed and the total number of votes cast may not exceed three (3). Voting instructions marked otherwise will be deemed invalid.

NAME OF NOMINEES	NUMBER OF VOTES
Henry Durkee	_____
Kevin Leonard	_____
Leon Skeie	_____
_____	_____
_____	_____
_____	_____
TOTAL	3

2) TO COMPLY WITH THE IRS REVENUE RULINGS 70-604, 75-370 and 75-371 if the Association has surplus operating funds at the fiscal year end, based upon the auditor's report, the membership needs to vote to allocate the excess funds to the reserve account to reduce potential tax liabilities.

_____ FOR _____ AGAINST _____ ABSTAIN 4

3) ON ALL OTHER MATTERS WHICH MAY PROPERLY COME BEFORE THE MEETING, the Proxyholder is hereby instructed to act as follows: (Check only one)

PLEASE NOTE: A PROXY/BALLOT MUST BE RECEIVED BY THE ASSOCIATION AT 2 VENTURE PLAZA, SUITE 500, IRVINE CALIFORNIA, BY MAY 23, 2006 AT 3:00 P.M. OR BE BROUGHT TO THE MEETING TO BE RECEIVED NO LATER THAN 6:00 P.M. FOR PROPER RECORDING AND ACCREDITATION. ANY PROXY/BALLOT NOT REDEEMED FOR A BALLOT THE NIGHT OF THE MEETING WILL AUTOMATICALLY BECOME A BALLOT FOR COUNTING PURPOSES.

Printed Name of Member _____ 5 Signature of Member _____
 Property Address of Member _____ Date Signed _____

TIDELINES

Cameo Community Association
c/o Villageway Management
2 Ventura, Suite 500
Irvine, CA 92614

949-450-1515
Nadia Vaughan
Account Representative
Email: vaughan@villageway.com

BOARD OF DIRECTORS 2005-2006

Jeff Calentino — 2nd Year
Bill Caskey, Highlands—3rd Year
Greg Chila, Shores—3rd Year
Jeff Cole, Shores— 3rd Year
Steve Kray, Highlands — 2nd Year
John Lindgren, Highlands—1st Year
Patrick Murphy, Shores — 1st Year
Walter Wallach, Shores —2nd Year
Steve Zotovich, Shores —1st Year

OFFICERS

Jeff Cole, President
Steve Kray, Vice President
Jeff Calentino, Treasurer
Greg Chila, Secretary
Email address for any Board member or
Officer: Info@cameohoa.org

ARCHITECTURAL COMMITTEE

Steve Zotovich, Shores —Chair
Doretta Ensign, Shores
Jon Frojen, Highlands
Linda Goodman, Shores
Leon Skeie, Highlands
Email address for any Architectural
Committee member: Info@cameohoa.org

**SEND IN YOUR
PROXY/BALLOT TODAY!!
DO IT NOW!**

REAL ESTATE UPDATE

(As reported to Multiple Listing service)
Thanks to Bev White, Realtor & Shores Resident

As of MAY 10, 2006

PROPERTIES LISTED

4721 Cortland Drive	\$1,999,990
4539 Tremont Lane	\$8,500,000
4627 Brighton Road	\$75,000,000

PROPERTIES IN ESCROW

No Properties In Escrow

PROPERTIES SOLD

(Last six months comparable)

4606 Cortland Drive	\$2,062,500
4726 Cortland Drive	\$2,100,000
4512 Wayne Road	\$2,150,000
621 Rockford	\$2,200,000
301 Cameo Shores Road	\$2,690,000
4615 Surrey	\$2,795,000
4607 Gorham Drive	\$3,495,000
4531 Camden	\$4,850,000

NAME THE BEACHES CONTEST

Our beaches have historically been referred to as First Beach, Second Beach and Third Beach counting from Pelican Point to Shorecliffs. The Board thought it would be better if the



beaches had more descriptive names. There is a prize of \$50 for each beach named. Send your suggestions to:

VILLAGEWAY MANAGEMENT
CAMEO NAME THE BEACHES
2 VENTURE, SUITE 500
IRVINE, CA 92618

Deadline for submissions is May 31st.