



York Street Studios Homeowners' Association

c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Kevin Langley
The HOA Election Guys
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

DO NOT DISCARD THIS PAGE

The perforated stub at the bottom will need to be signed and returned with your ballot.

In addition to this notice, this package contains the following:

1. One Official Ballot
2. One double-window envelope
3. One smaller Secret Ballot envelope
4. One page of candidate statements

Please note: The candidates are solely responsible for the content in their statements, neither the Association, nor the Inspector of Elections have redacted or edited any of the content in the statements enclosed in this election package.

July 13, 2026

A Meeting of the Members will be held as follows:

Date: August 20, 2026 (All mailed ballots must be received by us by August 19, 2026)
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/yorkstreet)

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **Please contact the manager at least 48 hours prior to the meeting if you wish to attend the zoom meeting at the alternate physical location and info will be provided then.**

This Meeting of the Members is being held to vote on the election of THREE (3) directors. A vote on IRS Revenue Ruling 70-604 will also take place to address potential excess funds and reduce tax liabilities.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The York Street Studios Homeowners' Association bylaws define a quorum as "51%" of the voting power of the association, or 13 members. This quorum requirement is lowered to 20% (5 members) at a reconvened meeting. If quorum is not reached at any meeting, the members in attendance at the meeting may vote to either (a) reconvene the meeting to a later date, or (b) close the meeting without reconvening, meaning no election will take place (this is done via a voice vote of the homeowners present at the meeting). If a meeting is reconvened the deadline for receiving ballots will be extended as well. Please return your ballot so that we can meet quorum!

If you have any questions, please do not hesitate to contact your association's Inspector of Elections. The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

Detach along perforated line and place this stub in the provided window envelope.
Please make sure that the addresses are showing through the windows.

OWNER SIGN ABOVE (only one owner's signature is required) **Signature must show through window or ballot will not be counted!**

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c/o The HOA Election Guys - YorkStreetFILE(25+2)
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the smaller Secret Ballot envelope.
- 3) Insert the sealed Secret Ballot envelope into the window envelope.
- 4) Sign this stub in the left corner (**your ballot will not be counted if you do not sign this stub**)
- 5) Detach and insert this stub into the window envelope, making sure your signature and the addresses are showing through the windows.
- 6) Mail your ballot
(if not provided, make sure you apply postage!)

CANDIDATE STATEMENTS

Deborah Tatar

The building has been facing a number of complex interconnected challenges which require remediation over a number of years. I think it is good to keep the current board with the knowledge we've built up until we kind of see these challenges through.

Philip Webster

I've lived at York Street Studios for about 6 years and although I haven't served in any official capacity, I've worked on a number of improvements around the building, like the planters out front, laundry room organization, small shelf repairs in the garbage room, and lighting. My background is in software engineering and I enjoy hands-on projects. My main objective would just be to act as a steward of the building and carry on the work that has been set in motion already. I have not been on a board before.

Nancy Zeches

I would like to nominate myself to the Board of YSS