

**The Farm Community Association**

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

Josiah Schmidt
Seabreeze
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

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 double-sided 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.

August 26, 2026

A Meeting of the Members will be held as follows:

Date: October 1, 2026 (All mailed ballots must be received by us by September 30, 2026)
Time: 4:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/thefarm)

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: **The HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

This Meeting of the Members is being held to vote on the election of TWO (2) 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 Farm Community Association bylaws define a quorum as “25%” of the voting power of the association, or 43 members. This quorum requirement is lowered to 20% (34 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 - TheFarmFILE
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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
(Additional statement on reverse)

Eric Krogus

It has been an honor serving as your Treasurer during our first year as a homeowner-led Board. Working together, we have successfully maintained financial stability, kept dues in line, and made meaningful improvements to security, landscaping, and pool maintenance. With prior experience serving on homeowner association boards and a professional background in finance and trading, I have focused on responsible stewardship of our community's resources. I am seeking re-election to provide continuity, build on the progress we've made, and continue working to protect and enhance the quality of life and property values for all residents.

Candidate Statement — Yashar Hooshvar

I am a licensed **Professional Civil Engineer, General Contractor, and Real Estate Broker** in the State of California, with professional experience spanning **construction, finance, and real estate** across both global firms and respected local companies. Over the past 15+ years, I have also served on multiple **construction and real estate nonprofit boards** throughout Southern California, contributing to industry standards, community engagement, and responsible development.

I currently manage the **Project and Construction Management Division** for a construction and engineering company, overseeing multiple public infrastructure projects across California. I work from home, which allows me to stay closely connected to our neighborhood and see firsthand what is working well—and where we can do better.

As residents **of The Farm**, my wife and I chose this community because we wanted a safe, welcoming, and well-run environment for our three young children, ages 7, 4, and 3 months old. Over the past year, I have had the privilege of serving on the Board, and during that time I have:

- Helped strengthen **financial transparency** and improve communication around how HOA funds are allocated
- Supported efforts to enhance **safety, maintenance, and long-term planning** for our shared spaces
- Worked collaboratively with fellow Board members to ensure **responsible budgeting** and **vendor accountability**
- Advocated for clearer updates to residents so homeowners understand **what is being done, why, and at what cost**

I am running for another term because I believe strongly in **continuity, accountability, and proactive planning**. My goal is to continue improving communication, increase transparency around community spending, and ensure that every decision supports the long-term health, safety, and value of our neighborhood.

Most importantly, I want to help build a community that is good not only for my own children, but for all of our families and neighbors. I care deeply about The Farm, and I would be honored to continue serving and representing you.