



Smoketree Anaheim Homeowners Association

c/o The HOA Election Guys, Inc
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 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

Daniel Magier-Kayse
c/o Powerstone Property Management
9060 Irvine Center Drive
Irvine, CA 92618

November 10, 2025

A Meeting of the Members will be held as follows:

Date: January 21, 2026
 Time: 7:00 PM
 Location: Harvest Landscape – 2119 W. Orangewood Ave, Orange, CA 92868
 All mailed ballots should be received by us by January 20, 2026

This Meeting of the Members is being held to vote on the election of FIVE (5) directors.

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

The Smoketree Anaheim Homeowners Association bylaws define a quorum as “50%” of the voting power of the association, or 109 members. This quorum requirement is lowered to 20% (44 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!**

Daniel Magier-Kayse
c/o Powerstone Property Management
9060 Irvine Center Drive
Irvine, CA 92618

Smoketree Anaheim Homeowners Association

c/o The HOA Election Guys - SmoketreeAnaheimFILE
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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 statements on reverse)

Joell Kuykendall

Hello,

My name is Joell Kuykendall and my husband, and I have lived at Smoke tree Anaheim for 25 years. I have proudly served on board and have held various positions.

Currently my role is Vice President.

Our Board has faced many issues over the years, and we have resolved them the best way possible without having to raise dues to a level that was unreasonable. We have completed so many projects on our property that it is exciting when you consider the amount of effort it takes to identify issues, prioritize them, hire the right partners, complete them in a timely manner and keep a budget healthy. Thats what we have done and continue to do.

I have been a strong advocate in the philosophy that a balanced board is a strong board. We do not have to agree on everything all the time and that is what makes having a balanced board so important. We are faced with many challenges in Smoke Tree that just 5 or 10 years ago were not a problem. Budget shortfalls, parking, stores vehicles with bad tags etc. We are working to resolve some of these; however, it must be done the right way, legally, and transparent in the process.

I have been actively involved in keeping our vendor's scope of work acceptable. Additionally, you have seen me walking on the property looking at the quality of the work being done and always taking pictures to address ongoing and future maintenance required in our buildings.

I take my job of fiscal responsibility very seriously.

I highly encourage you to attend a meeting once a month at the Harvest corporate office to see what an HOA and serving is all about. It takes a commitment of time and energy, and I have enjoyed serving this community.

Thank you,
Joell Kuykendall

CANDIDATE STATEMENTS – Additional statements on reverse

Jan Rasmussen

Dear Smoketree Homeowners,

For over 24 years, I have had the privilege of serving the community on the Smoketree Board of Directors. My commitment is always ensuring this 45-year-old association is managed with financial foresight and as well as a dedication to maintaining the property which protects every homeowner's investment. My goal in running for re-election is to continue this work.

A Proven Track Record

Since purchasing my Smoketree townhome 1983, I served on the on the board from 1990–2000 and again for the last 14 years. This long-standing experience allows me to make sound, informed decisions regarding the current and future needs of our mature association.

Fiscal Responsibility

A critical responsibility of the board is managing our multi-million-dollar budget. I meticulously review all financial statements and monitor spending. My work with our financials has led to significant growth in reserves. In fiscal 2024, I spearheaded over \$40,000 in investment growth through researched no-risk investment options and an additional \$20,000 in 2025 YTD (first 5 months.) I provide a draft of the next fiscal year's budget annually for the board, proactively proposing budget reductions or adjustments as needed with supporting documentation.

Protecting Your Investment

Ensuring the property is well-maintained is a top priority. During my tenure of the board, I have supported and helped oversee key projects that extend the useful life of assets including:

- Asphalt replacement (phases 1–3 out of 6)
- Patio and pool complex fence replacements
- Spa renovation and pool deck restoration
- Roof replacements and annual inspections/repairs
- Painting and repairing all structural wood surfaces
- Monthly walks with the landscaper and property manager to identify areas for renovation/replacement of aging plant materials to beautify the complex or to document any repairs needed on the property

Ensuring Community Safety

Beyond financial management, I have worked to protect the community and home values by:

- Speaking at Anaheim City Planning Commission and City Council meetings on behalf of Smoketree
- Collaborating with Anaheim Code Enforcement and the Anaheim Police Department
- Ensuring the association has a current 602 Trespassing Letter on file with the Anaheim PD, allowing homeowners to call directly to the Anaheim Police Department for assistance with trespassers

Improving Transparency and Accountability

Clear communication and fair enforcement are a priority. Efforts include:

- Rules & Regulations: Clarifying and updating rules to eliminate ambiguity and ensure accountability
- Communication: Writing newsletters and managing community bulletin boards to keep homeowners informed
- Website: Working with the property manager to ensure all association documents are current and accessible to homeowners on the Smoketree website

Transparency relies on an engaged community. Accurate information comes from primary sources not hearsay. All homeowners are encouraged to attend meetings, visit the website, and ask questions so the entire board can respond uniformly.

It has been an honor to serve on the Smoketree board, and to uphold my fiduciary responsibilities to ensure your investment thrives. The vote in the upcoming election is respectfully requested.