



**Larry Court at Thousand Oaks Homeowners Association, Inc.**  
 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. Special Assessment Information Letter (two pages)

Ashley Coleman  
 Neighborhood Community Management  
 2828 Cochran Street, #281  
 Simi Valley, CA 93065

March 24, 2026

A Ballot Counting Meeting will be held as follows:

Date: April 27, 2026 (All mailed ballots should be received by us by April 26, 2026)  
 Time: 4:30 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/larrycourt](http://www.TheHOAElectionGuys.com/larrycourt))

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 is being held for a vote of the members to approve a special assessment of \$746,000, or \$20,162.16 per home. For more details, please see the enclosed Special Assessment Information Letter.

For the ballots to be counted, a quorum of the membership must return a ballot. Pursuant to California Civil Code section 5605(d)(3) a quorum of “more than 50%” of the membership is needed, or 19 ballots. If sufficient ballots to meet a quorum are not received by the initial ballot-counting meeting or if additional participation by the membership is deemed in the best interests of the Association, the Board of Directors and Inspector of Elections reserve the right to repeatedly adjourn the ballot-counting meeting and extend the voting deadline.

Once quorum has been achieved, a majority of the ballots cast needs to vote in favor in order for the special assessment to be approved.

**We strongly encourage everyone to return their ballots promptly. If quorum is not met, the roofing project will be delayed, impacting homes that are in immediate need of attention.**

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](mailto: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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 Neighborhood Community Management  
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 Simi Valley, CA 93065

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 c/o The HOA Election Guys - LarryCourtFILE  
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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!)