



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

Seabreeze- Ashley Coleman  
26840 Aliso Viejo Parkway, Ste. 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.*

April 1, 2025

A Meeting of the Members will be held as follows:

Date: May 15, 2025 (All mailed ballots must be received by us by May 14, 2025)  
Time: 4:00 PM  
Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/zest](http://www.TheHOAElectionGuys.com/zest))

**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 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 Zest Owners Association bylaws define a quorum as “35%” of the voting power of the association, or 49 members. This quorum requirement is lowered to 20% (28 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](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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Aliso Viejo, CA 92656

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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)**

**Jose Cabral**

I have been a member of the association since November of 2024, I have not served on the board. I have an extensive background working with community development, San Diego Housing Authority, City of San Diego Asset Dept., I'm currently a Director of Finance and Operations for a manufacturing company in Los Angeles. My vision is to provide the best representation for my community and its members. I hope to be able to provide the best community living for all of our members through my representation. I attend board meetings monthly or as scheduled. I have served on a board of directors before at the San Diego Housing Commission.

**Alysa Hu**

Dear Neighbors,

My name is Alysa Hu, and I am honored to submit my candidacy for the Zest HOA Board of Directors. Since moving here in 2023, I have been actively working to improve safety, strengthen community connections, and support our neighborhood.

To help residents stay informed, I created the Facebook and WeChat groups, giving neighbors an easy way to share updates and connect. I also distributed flyers to new families, inviting them to join and feel welcomed in our community.

Beyond communication, I have worked closely with Trumark and the HOA to improve security. This includes restoring access to the back gate, reinstalling the lock, and pushing for the keys to be distributed to residents. I also attend every HOA meeting to stay informed and advocate for our community's needs.

I want to make our neighborhood a safer, cleaner, and more organized place to live. If elected, I will focus on:

- Safety Improvements – Explore the possibility of a neighborhood watch program and work with the board to see if we can have Covina PD patrol more regularly to improve security and deter crime.
- Parking Solutions – Work with the board to explore better parking management, ensuring spaces are used fairly and efficiently.
- Community Cleanliness – Push for better maintenance of shared spaces, addressing issues like trash, landscaping, and overall upkeep.

I am committed to listening to your concerns and working with the board to find practical solutions that benefit us all.

I would be honored to have your support in this election. Please feel free to reach out with any questions or ideas—I'd love to hear from you!

Best regards,  
Alysa Hu

## KIMBERLY CHEN

### Candidate Statement

Hello,

My name is Kimberly Chen, and I am honored to put my name forward for a position on the HOA Board of Directors. Having lived in our wonderful newly constructed community for almost a year (March 2025 will be my one year), I have come to appreciate the strong sense of neighborhood and the importance of maintaining a thriving and well-managed environment for all residents.

With a career as a Global HR Director, I bring experience in leadership, conflict resolution, policy development, and strategic planning—skills that I believe align directly with the needs of an HOA board member. Throughout my career, I have successfully worked with diverse teams, managed budgets, mediated disputes, and implemented policies that promote fairness and efficiency. I believe these capabilities will allow me to contribute meaningfully to our community..

I envision a community that is:

- **Transparent & Inclusive** – I will advocate for open communication between the board and residents. Ensuring that decisions reflect the collective interests of homeowners.
- **Well-Maintained & Financially Sound** – I aim to ensure that our HOA funds are used wisely for necessary improvements while keeping costs reasonable for residents.
- **Engaged & Connected** – I hope to foster a stronger sense of community through organized forums for resident input and initiatives that encourage neighborly involvement and ensure all homeowners feel heard and valued in community decisions.

If elected, this would be my first time serving on an HOA board, but I am eager to learn and fully committed to working alongside fellow board members and neighbors to help our community thrive. I am excited about the opportunity to contribute, listen, and help make meaningful improvements that benefit us all.

Thank you for your time and consideration.

Best regards,

A handwritten signature in black ink, appearing to read "Kim Chen", with a stylized, cursive script.

Kimberly Chen