Camrosa Maintenance Corporation
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 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.

Tamara Smith c/o Tritz Management
1525 E. 17th Street, Suite A
Santa Ana, CA 92705

December 20, 2025

A Meeting of the Members will be held as follows:

Date: January 21, 2026
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/camrosa)

All mailed ballots should be received by us no later than January 20, 2026.

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 ONE (1) director. 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 Camrosa Maintenance Corporation bylaws define a quorum as "50%" of the voting power of the association, or 36 members. This quorum requirement is lowered to 20% (15 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!**

Tamara Smith c/o Tritz Management
1525 E. 17th Street, Suite A
Santa Ana, CA 92705

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!)

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c/o The HOA Election Guys - CamrosaFILE
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Foothill Ranch, CA 92610

CANDIDATE STATEMENTS

Mbuyi Khuzadi

My name is Mbuyi Khuzadi. Most of the community knows me by now and has gotten acquainted with me over the years and my family. For the past several years, I have served as a member of the Board of Directors of our Association. In that time, my goal has been to do a few things well that enhance life for each member of our community.

The first is to lower costs wherever I can - from limiting dues increases (even lowering them when possible) to doing some of the work from time to time (e.g., putting up the new signs when necessary). I have been active with our service providers starting with our management company, landscape company, and street sweeping company in order to limit cost growth and to train new vendors with what we'd like from them as they serve our community.

Second, I have looked to support you when you want to do something in your home that makes you feel more satisfied. If you own a very expensive home, you should be able to enjoy it. So I have worked with the Board to ensure that modifications you ask for regarding your home are easy to submit and receive authorization to do whenever possible and in a timely manner.

Finally, from time to time I have helped arbitrate conflict between members of our community, which happens once in a long while. The goal is to make sure everyone has a chance to win without picking sides. And we have done just that - handling issues with construction, triage (such as the issue with the sewer line last year), and parking issues.

I take seriously the idea that we on the Board are there to serve our community - and that means you. It's my privilege to serve in this capacity and something that has yielded the calm we hope for in our community so everyone can enjoy their own homes and good neighbors who live here with us.

I'm asking for your vote to continue two more years as a member of the Board of Directors. Thank you so much!