



**San Simeon Townhomes
Home Owners Association, Inc.**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Nikole Adams
Progressive Association Management
1290 N Hancock St Ste 103
Anaheim, CA 92807

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.

July 13, 2026

A Meeting of the Members will be held as follows:

Date: August 20, 2026 (All mailed ballots must be received by us by August 19, 2026)
Time: 7:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/sansimeon)

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. There are five positions scheduled for election this year, but as there are only two candidates and your bylaws do not permit write-in candidates, this election will be for two 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 San Simeon Townhomes Home Owners Association, Inc. bylaws define a quorum as “50%” of the voting power of the association, or 18 members. This quorum requirement is lowered to 20% (7 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!**

Nikole Adams
Progressive Association Management
1290 N Hancock St Ste 103
Anaheim, CA 92807

**San Simeon Townhomes
Home Owners Association, Inc.**
c/o The HOA Election Guys - SanSimeonFile
27472 Portola Pkwy #205-412
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 statements on reverse)

Kay Clark

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

To make sure we are taking care of this property as best as we can.

WHAT IS YOUR BACKGROUND?

Retired Accountant

**WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH
DURING YOUR TERM OF OFFICE?**

Take care of important repairs and maintenance while maintaining fiscal responsibility.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Chris Culley

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

To ensure all residents are fairly represented. I want all residents to be consistently informed about updates, decisions, and changes that affect them. I want to create a space where all residents have a voice, not just the selected few!

WHAT IS YOUR BACKGROUND?

My background includes leadership, community engagement, and relationship management. I served as President of my high school ASB, which gave me early experience representing and supporting a broad group of people, paving way for my studies in Political Science at CSUN. Professionally, I spent 10 years managing and coaching professional athletes, building skills in leadership, communication, and problem-solving. I also bring more than 25 years of experience building relationships and working with diverse groups, and I have been recognized as a community leader by the Mayor of Montebello.

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

My vision is to help create a stronger, more connected community while addressing concerns in a practical and financially responsible way. I would like to help reduce tensions surrounding monthly fees by exploring community-building opportunities, events, and fundraising efforts that may help support improvements without placing additional financial burden on residents.

I also want to improve communication and representation between homeowners and the board so residents feel informed, heard, and included in matters that directly affect the community.

During my term, I would work to address long-standing community concerns in a logical, timely, and resource-conscious manner while prioritizing solutions that do not require increasing monthly fees. I would also like to promote fair, consistent, and respectful enforcement practices so residents feel support and treated equitably.