



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

Stephanie Schumann  
 Seabreeze Management  
 391 N. Main Street Suite 203  
 Corona, CA 92879

**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.*

April 22, 2026

A Meeting of the Members will be held as follows:

Date: May 27, 2026 (All mailed ballots must be received by us by May 26, 2026)  
 Time: 3:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/blossom](http://www.TheHOAElectionGuys.com/blossom))

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: **Seabreeze Management – 391 N. Main Street, Suite 203, Corona, CA 92879**

This First Annual 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 Blossom Owners Association bylaws define a quorum as “35%” of the voting power of the association, or 11 members. This quorum requirement is lowered to 20% (6 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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**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

### **Daniel Lipsher**

I have been an HOA director in the past and am committed to protecting the interests of association members to ensure that we receive value for our dues while maintaining the quality and integrity of the property.

### **Marco Suarez**

Hello neighbors! My name is Marco Suarez and I'm so excited to be an early member of our new community. I want to join our HOA board to make sure we get started on the right footing with responsible budget management, establishing clear and consistent communication with homeowners, and creating a board culture that is responsive to homeowner needs and feedback. We are lucky to live in such a special pocket within Covina and I'm fully committed to helping develop our community into a wonderful and peaceful place to live.

I have worked in both client-facing and leadership roles in the technology industry for the last 10 years, and I currently lead a team of Technical Account Managers at Miro. I also have extensive experience in budget management, having previously managed financial reporting for major organizations at a law firm and serving as the Treasurer of the board of a local nonprofit focused on increasing park space in LA County.

Looking forward to working together if I'm lucky enough to serve as a member of our HOA board!