



**Pacific Rim Garden Villas
Homeowners Association**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Common Interest
Diana Martin
262 East Hamilton Ave, Suite D
Campbell, CA 95008

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.

September 1, 2026

A Meeting of the Members will be held as follows:

Date: October 8, 2026 (All mailed ballots must be received by us by October 7, 2026)
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/pacificrim)

If you do not have the ability to access zoom and require a physical location with a device to access the zoom meeting, please contact your manager at (877) 904-3080 extension 318, or email to dmartin@commoninterest.com at least 48 hours in advance.

This Meeting of the Members is being held to vote on the election of THREE (3) Governors. 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 Pacific Rim Garden Villas Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 42 members. This quorum requirement is lowered to 20% (17 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!**

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Diana Martin
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Campbell, CA 95008

Pacific Rim Garden Villas Homeowners Association
c/o The HOA Election Guys - PacificRimFILE
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

Michael Au

I have been an active board members for 5 years, and I have been an owner in this community since 1998. Thank you.

Francis Ku

Active board member who is engaged with our community members. Oversaw and led all repair projects for our property big and small. Work with owners and residents to find alternate solutions if possible to minimize impact on cost and insurance. I will do my best to stay approachable and responsive as always.

Yansheng Mei

My name is Yansheng Mei, worked in Silicon Valley over 2 decades for multiple high tech companies from start-ups to big giants as an engineer and later a technical program manager. I have been the member of Pacific Rim Garden Villas HOA since 1999. During the past 27 years lived in this community, I have seen our HOA fees tripled dramatically, especially recent years. HOA spent money on some unnecessary things, for example, resurface the drive way twice, add speed bumper in community (low priority). Some community projects may not be well planned and lack of effective communications (for example, contractor changed their work plan without notifying). Also, it is hard to communicate with HOA board members with homeowners' issuers or dispute, etc.

Ramanapathy Veerasingam

The condos require representation on the board to ensure the requirements of the condo residents are taken into account. I've lived in the condo for more than a decade and know the issues we face. Len has been excellent board member and hopefully I can step into his shoes.