



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

Anabel Estrada
 TRITZ
 1525 East 17th Street, Suite A
 Santa Ana, CA 92704

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. Two double-sided pages 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.

December 3, 2025

The First Annual Meeting of the Members will be held as follows:

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

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 Lyric Community Association bylaws define a quorum as “25%” of the voting power of the association, or 14 members. This quorum requirement is lowered to 20% (11 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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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)

Luis Arellano

Hello neighbors. I have been a member of the appointed board that has helped get a new manager and our utilities closets locked to outsiders. My background is in finance and I would like to continue on the board with your support to ensure the security for all of us. I have served in several boards over the last 15 years and would ask for your support to finish the job on security concerns brought up by some of our neighbors.

Gail Lu

I have been a proud member of this community since 2023 and currently serve on the Board as Secretary/Treasurer, a role I began in March 2025. I also bring prior experience from serving on another HOA board in my previous residence.

Since joining the Board, I have worked closely with my fellow members to collect, organize, and address both past and present issues, while also preparing for future needs of our community. I am especially passionate about ensuring the safety and security of our neighborhood, which has always been a top priority for me.

My goal is to help create a community where the HOA is not seen as an adversary, but rather as a supportive and approachable body that residents can rely on when they need assistance. I am committed to working collaboratively, listening to our neighbors, and finding practical solutions that make our community stronger and safer.

I would be honored to continue serving on the Board and to represent the best interests of our community.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Clarissa Zhang

Dear HOA Members,

I am nominating myself for a position on the HOA Board of Directors. With over 20 years of experience as an accountant, including public accounting and holding a CPA designation, I bring strong financial expertise. My career has primarily been in non-profit healthcare, where I've gained extensive experience in budgeting, compliance, and governance. Additionally, I currently serve on the board of another non-profit organization, where I help guide strategic decisions and foster collaboration.

I believe a board member must be fair, transparent, and committed to the best interests of the community. My ability to listen, collaborate, and make informed decisions will help ensure that all voices are heard and that we maintain a balanced approach to community matters.

I would be honored to serve and contribute to the continued success of our HOA

Thank you for your consideration.

Best regards,
Clarissa Zhang

CANDIDATE STATEMENTS

Chris Fethke – continues on reverse

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

I am currently serving as the Vice President of our HOA at Lyric, this has allowed me the opportunity to make a positive impact in the Lyric Community:

Community Improvement: Being on the board allows you to address issues and implement projects that can make your neighborhood more attractive and functional. This might include improving common areas, enhancing security, or organizing community events.

Conflict Resolution: As a board member, you have the chance to mediate disputes between neighbors and work towards fair solutions, fostering a more harmonious living environment.

Financial Oversight: You get to manage the HOA's budget, ensuring that funds are used efficiently and responsibly. This involves planning for maintenance, repairs, and future projects while keeping costs under control.

Policy Development: You can help create and enforce rules that maintain property values and ensure a high standard of living. This includes updating policies to reflect the needs and desires of the community.

Community Engagement: Serving on the board gives you a platform to engage with residents, listen to their concerns, and represent their interests. It's a chance to be actively involved in shaping the community's future.

WHAT IS YOUR BACKGROUND?

I am Currently The Vice President of our Lyric HOA

I am a Journeyman Lineman/Senior Patrolman for Southern California Edison where I have worked for the past 24 years. I have experience in:

- Project Management
- In charge of Overhead and Underground Transmission Facilities, within respective area of responsibility
- Complete routine inspections and maintenance repairs.
- Participate in ISO/PUC audits
- Perform timekeeping for myself and the employee assigned to my patrol.
- Maintain line records and submit map corrections when applicable
- Initiate and assist with asset correction requests
- Supervise the work of contract and Edison crews.
- Developed and maintain a good working relationship with SCE switching centers, Grid Control Center (GCC), protection engineers, substation maintenance and test, ECS Telecom, Estimating Department, SES, BAR, Major Accounts, Major SCE Customers, RPPM, FAO, real properties, regulatory compliance, SCE troublemen, SCE distribution crews, contract crews, public relations, claims, traffic management, permitting, California Highway Patrol, LAFD as well as other local authorities.

CANDIDATE STATEMENTS

Chris Fethke – continued from reverse

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

My vision for the community and what i would like to accomplish would be:

1. Enhancing Community Engagement
 - Improve Communication: Implement effective channels for communication, such as a well-maintained website or community app, to keep residents informed and involved in decisions.
2. Strengthening Financial Management
 - Transparent Budgeting: Ensure transparent and responsible budgeting practices, with clear reporting and accountability for all expenditures.
 - Reserve Fund Planning: Work on strengthening the reserve fund to cover future maintenance and unexpected expenses, reducing the likelihood of special assessments.
3. Updating Policies and Procedures
 - Review and Revise Rules: Regularly review and update community rules and regulations to reflect current needs and concerns while ensuring they are fair and enforceable.
 - Streamline Processes: Simplify procedures for requests, complaints, and approvals to enhance efficiency and resident satisfaction.
4. Enhancing Safety and Security
 - Community Watch Programs: Foster community watch initiatives or partnerships with local law enforcement to address security concerns proactively.
5. Encouraging Resident Feedback
 - Surveys and Forums: Regularly seek resident input through surveys and town hall meetings to understand their concerns and preferences.
 - Action on Feedback: Act on feedback and suggestions to demonstrate responsiveness and improve community satisfaction.

By focusing on these areas, I believe we can create a more engaged, well-maintained, and harmonious community that residents are proud to call home.