West Village Community Owners Association
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.

Sina Azari
Catalyst
8285 E. Santa Ana Canyon Rd., Suite 135
Anaheim, CA 92808

July 30, 2026

A Meeting of the Members will be held as follows:

Date:	September 1, 2026	(All mailed ballots must be received by us by August 31, 2026)
Time:	6:00 PM	
Location:	via zoom.com	(Zoom info will be posted at:www.TheHOAElectionGuys.com/westvillage)

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 West Village Community Owners Association bylaws define a quorum as “35%” of the voting power of the association, or 29 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!**

Sina Azari
Catalyst
8285 E. Santa Ana Canyon Rd., Suite 135
Anaheim, CA 92808

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 - WestVillageFILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

CANDIDATE STATEMENTS

Devon Butcher

I served in the board for 3 years and would like to continue to help our community. Most importantly I would like to make our community better and make sure we do our best in not raising dues

David Hong

My name is David Hong.

For those new to our community, I have lived in West Village with my wife Jini since 2022 when our unit was constructed. We have two children, a dog, and two cats. I grew up in Yorba Linda and went to high school in Fullerton so am familiar with the area and intend to stay long-term. I am a radiation oncologist and clinical informaticist on faculty at UCI Health where I serve as Director of Quality.

It has been nearly a year since I was elected to the Board. I have tried to be a good steward of our community and would like to continue to serve. Significant work remains to be performed after the construction work completes this Spring, and decisions will have to be made.

Some key accomplishments follow:

- I realized that as voluntary laypeople, the Board was in over their heads for this construction project due to lack of relevant expertise. We retained Southern Cross Property Consultants to serve as external project managers and advocate and assist our homeowners and community interfacing with Nautilus, the general contracting firm chosen by our predecessors. Southern Cross has already paid for themselves in terms of many items that otherwise were not possible for us to have known about or addressed—their presence and involvement has improved the quality of services we are receiving, ensuring that scoping is appropriate, that we are getting what we are paying for, and that we are not being charged excessively or inappropriately. As an example, they noticed that we were being charged an extra 2% for insurance when insurance was already bundled into our contract, in a project costing more than $2 million, which ends up being more than $40k, which represents about 1.5 months of dues for the West Village combined.
- We worked with Seabreeze Management Company to transition managers to Josiah Schmidt who I feel has been doing a great job. I felt this move was necessary as we matured from builder to Owner control as a new development. The core reason I was dissatisfied with our prior management was failure to hold Annual Elections for multiple years.
- On review of our financials, I noticed that we had substantial, idle assets, so given relative high interest rates, moved to establish a relationship with a fiduciary investment advisor to generate income from our financial reserves using safe, liquid instruments. The financial impact of this is not small because of the strength of our reserves and the relatively large balance we are holding onto from the construction defect settlement.