



Colony Park Homeowners Association

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

Sophy Dith
Pacific Edge Management
303 N. Glenoaks Blvd, Suite 200
Burbank, CA 91502

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.

December 19, 2025

A Meeting of the Members will be held as follows:

Date: February 4, 2026 (All mailed ballots must be received by us by February 3, 2026)
 Time: 5:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/colonypark)

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 Colony Park Homeowners Association bylaws define a quorum as “a majority” of the voting power of the association, or 60 members. This quorum requirement is lowered to 20% (24 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)

Ron Blye

I am currently a board member and have served for the last 4 years.

John Debelak

Retired professional with over 40 years in a senior leadership roll. Knowledgeable in contract negotiations, budgeting, finance, forecasting, maintenance, and problem solving.

Colony Park homeowner for over 25 years.

Letitia Keller

I have been on the Board for a long time. I am very involved in this community. Please vote for me! Let's continue to keep our homeowners fee reasonable without high increases!

Alseyonne King

My name is Alseyonne King but most people in the complex know me by my middle name 'Renee'. I have lived here for over 6yrs now and am interested in becoming a member of the HOA to better serve my community. My background is in Finance and I would like to lend my talents in any way possible. My goal for the HOA is to have more involvement from the community and for them to feel like any issues or concerns are addressed and handled in a timely manner. I am also passionate about keeping our property beautiful, clean and safe. I regularly attend all HOA meetings and will continue to join whether I am added to the HOA board or not. Thank you for your consideration.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Grace Lee

I have a real estate license, a paralegal LDA, and a teaching certificate.

I have lived in the Colony Park complex for over 20 years and have been paying H.O.A fees via automatic transfer on the first of every month.

I am not currently a board member and have never served as a board member before.

I will take the lead in educating residents who are not complying with the CC&Rs and resolve any issues.

I will also focus on beautifying the complex's environment.

Amanda Mason

My name is Amanda, and although I have been a resident of our community for only one year, I am running for the HOA Board because I believe our neighborhood can benefit from a fresh perspective and a renewed commitment to transparency, collaboration, and long-term planning.

As a nonprofit management professional, I bring a strong set of transferable skills that align closely with the responsibilities of HOA governance. My experience includes strategic planning, budgeting with accountability, and managing programs with limited resources—skills that support responsible financial stewardship and effective decision-making. I have worked extensively with boards, volunteers, and diverse community members, developing expertise in communication, conflict resolution, and collaborative leadership. These strengths help me approach issues with fairness, clarity, and a commitment to finding solutions that reflect the community's best interests.

My vision for the Association is to cultivate a safe, attractive, and inclusive community where residents are connected, property values are protected, decisions are made with transparency and accountability and long term financial stability is maintained.

If elected, my priorities will be to promote transparent communication, strengthen community engagement, and support thoughtful long-term planning that protects property values and enhances quality of life for all residents. I want every homeowner to feel informed, respected, and connected to the decisions that shape our neighborhood.

No candidate statements were provided by these candidates:

John Holmes
Louise Williams