



Canyon Cove Oak Homeowners Association, Inc.

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.

Sue Wachtel
Community Property Management
751 East Daily Drive Suite 300
Camarillo, CA 93010

February 7, 2026

A Meeting of the Members will be held as follows:

Date: March 9, 2026 (All mailed ballots must be received by us by March 8, 2026)
 Time: 4:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/canyoncove)

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 FIVE (5) 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 Canyon Cove Oak Homeowners Association, Inc. bylaws define a quorum as “a majority” of the voting power of the association, or 38 members. This quorum requirement is lowered to 20% (15 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!**

Sue Wachtel
Community Property Management
751 East Daily Drive Suite 300
Camarillo, CA 93010

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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CANDIDATE STATEMENTS

Jennifer Giraldi

I have been a member of our community for nearly 18 years and currently serve on the Board of Directors. Over the past year, I have been actively involved in board discussions and decisions that support the safety, appearance, and value of our neighborhood, and I regularly attend meetings to ensure homeowners' voices are represented.

Professionally, I bring over 15 years of leadership experience in HR, operations, and facility management, including five years as a corporate officer. I have overseen facilities, vendors, budgets, and compliance across multiple sites while fostering teamwork and transparent communication. This background gives me a strong foundation in balancing strategic planning with the day-to-day needs of our community.

My vision for our association is to continue strengthening communication, maintaining property values, and ensuring that community resources are managed responsibly and with long-term sustainability in mind. As a returning Board member, I look forward to building on the progress we've made and contributing my experience to keep our neighborhood a safe, attractive, and thriving place to live.

Allen Goldfarb

As a current board member, my priority is to serve our community with transparency, fairness, and accountability. I am committed to ensuring that every decision made by the board reflects the best interests of all homeowners. My focus is on maintaining our community to the highest standards, preserving and enhancing property values while keeping HOA dues as low as possible. As a CPA, I bring financial expertise to the role, helping guide sound and responsible decisions. I look forward to continuing to serve our community with integrity and dedication.

No candidate statements were provided by these candidates:

Jody L Burton

R. Todd Cardona

Stefanie Karp

Lucas Payor, M.D.