



Turtle Rock Summit Community Association

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

Deb Gillette
PCM
27051 Towne Centre Drive, Suite 200
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.

September 14, 2026

A Meeting of the Members will be held as follows:

Date: October 14, 2026 (All mailed ballots must be received by us by October 13, 2026)
Time: 6:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/trsummit)

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.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Turtle Rock Summit Community Association bylaws define a quorum as “a majority” of the voting power of the association, or 64 members. This quorum requirement is lowered to 20% (26 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

Jack Fleming

I am currently serving as President of the Board. During my tenure, we have made significant improvements to the Association involving the streets, back gate, landscaping and painting of the community walls, all without raising the monthly dues.

Bichlien Nguyen

Dear Neighbors, I have proudly served as a Director on the Turtle Rock Summit Association Board for the past four years. I truly love volunteering my time to ensure our community remains beautiful, peaceful, and safe for everyone. During my time on the Board, we worked diligently to deliver results for our neighborhood. I believe our current Board is doing an excellent job of successfully balancing our budget while ensuring that all essential maintenance and community projects are completed on time.

I would be honored to receive your vote to continue this important work, maintain our neighborhood's high standards, and protect our community's financial health. Thank you for your continued support.