



Faire Harbour Homeowners 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

Aaron Landgreen - PMP Management
100 Pacifica, Suite 210
Irvine, CA 92618

May 22, 2026

A Meeting of the Members will be held as follows:

Date: June 24, 2026
Time: 6:00 PM
Location: St. Andrews Church – 2001 Calle Frontera, San Clemente, CA 92673
All mailed ballots should be received by us by June 23, 2026.

Ballots may be mailed in or submitted to the Inspector of Elections at the meeting. ALL ballots must be received prior to the start of the Membership Meeting, at which time the polls will close.

This Meeting of the Members is being held to vote on the election of TWO (2) 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 Faire Harbour Homeowners Association bylaws define a quorum as “50%” of the voting power of the association, or 72 members. This quorum requirement is lowered to 20% (29 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!**

Aaron Landgreen - PMP Management
100 Pacifica, Suite 210
Irvine, CA 92618

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

Scott Bozanic

I have been a resident of Faire Harbour for 33 years and have been on the board for the last 1 1/2 years. Since retiring from being a small business owner in San Clemente for 30 years, I have more time to spend on our community. I helped oversee the wood repair/paint project of Faire Harbour. I would like to continue to serve our community in the future. I would appreciate your vote.

Sincerely,
Scott Bozanic

Grady Ela

I moved to Faire Harbour in 2020. My wife and I are raising two young boys here, and we're invested in making it a great place to grow up. I've been a business analyst, and for the last decade a software engineer, and I'm hoping to bring fresh eyes and perspectives to how our community operates.

Beyond the operational side, I'd love to see our community feel more like one. Simple things — a community garage sale, some casual meet and greets — can go a long way toward actually getting to know the neighbors around us.

I'm interested in dedicating more time to getting involved in the community. I currently serve on a volunteer advisory committee for the City of San Clemente, which functions similarly to an HOA board, advising the city council on specialized matters.

When its all said and done, I'm just a neighbor who wants to contribute.

Manuel Puentes

The Faire Harbour San Clemente HOA Board continues to make good and conscientious progress in updating and streamlining its operating policies and procedures. As a current / two-term member of this Board, I herein offer my candidacy for a new 2026 term to allow me the opportunity to keep working with a progressive Board.

Gary Wood

I am an original owner from 1981. My main concern is to focus on our property values while minimizing expenditures. Having served for over 25 years on other associations and in the Treasurer capacity, I will ensure that the dues paid by the members are appropriately allocated while seeking ways to reduce their amounts. I have personally seen how long it is to address member's concerns and will work to reduce those time periods. Having an engineering background, I am solutions oriented and will bring alternative perspectives to the position.