



**Cypress Villas 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 double-sided page of candidate statements

Esteban A. Rodriguez  
Huntington West  
13812 Goldenwest Street, Ste. 100, P.O.Box 1098  
Westminster, CA 92684

January 11, 2024

A Meeting of the Members will be held as follows:

Date: February 13, 2024  
Time: 4:00 PM  
Location: Pool Area

All mailed ballots should be received by us by February 12, 2024.

This Meeting of the Members is being held to vote on the election of FIVE (5) directors.

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

The Cypress Villas Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 22 members. This quorum requirement is lowered to 25% (11 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!**

Esteban A. Rodriguez  
Huntington West  
13812 Goldenwest Street, Ste. 100, P.O.Box 1098  
Westminster, CA 92684

**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!)

**Cypress Villas Homeowners Association**

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

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Kathy Grewer**

Hi everyone - My name is Kathy Grewer and I have been a homeowner here at Cypress Villas since 2013. I want to be the voice of our community, where your opinions and suggestions contribute to our HOA success and fairness. Please put your support behind DiAnne Spain and myself, Kathy Grewer.

**Betty Lyttle**

I've lived in the community for 13+ years and currently serve as a Board Member.

**Jennifer Orrick**

I moved here over 20 years ago because this complex of homes had so much charm, was well maintained and had managed to keep HOA dues at a low level for our facilities. Most of the current Board has been in place since I moved here or shortly after. While I still love living here, there has been a definite downturn in the quality of the maintenance of the property and vigilance in enforcement of reasonable rules and regulations of common area use and now there is talk that next year the Board is raising our dues when we are almost fully funded in our reserves. In the past I regularly attended the Board meetings poolside and even in some of your homes, about 15 years ago the meetings were infrequent and would be cancelled and rescheduled with minimal notice. It became ridiculous that there was not any consistency. I don't think we even have annual meetings on a regular schedule. I will work hard to make sure the meetings are held regularly and that we stick to the schedule. Honestly, I accept my own culpability in not participating more in Cypress Villas in the past. I had spent over 10 years on my last homeowner association Board, and we had monthly meetings at most maybe one was cancelled or rescheduled per year. Our annual meetings had at least 60 of the 100 owners attending and some renters. I commit to Cypress Villas to hold regular advance notice, in person meetings with the necessary quorum needed to be held out of respect to YOU the homeowners. After Covid I have also noticed we all just disappear into our individual sanctuaries and do not pursue relationships with our great neighbors. If elected I would like to change that and help our neighborhood have more interactions and get to know each other by building the relationships which are necessary to have a strong sense of community. We need a NEW FRESH Board READY and ABLE to perform the duties necessary to refocus our association on property maintenance, fair, firm and uniform enforcement of rules and regulations and focused on keeping this community the desirable place to live that it is. We need to ensure Cypress Villas is safe and secure for everyone who lives here. Thank you for considering my nomination.  
Jennifer

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**DiAnne Spain**

Licensed Realtor over 39 Years. Notary Public last 50 years. Orange County Court Appointed Conservator 2019, Orange County Court Appointed Probate Administrator 2021. Resident of Community since 2020. Fully Background checked 9/2023, Recent LiveScan 10/2023. Formerly 12 years in Banking Administration, Former Brownie Leader. Concern for Community and it's future direction

*No statements were provided by these candidates:*

**Karine Denicola**  
**Luis Lavayen**  
**Aggie Herrick**  
**Richard Marino**



***A Note from The Inspector of Elections:***

*After the nomination period closed, we received a nomination from the member below. As this nomination came in after the nomination period had closed, we are not able to print their name on the ballot. You can vote for this member by writing their name on the ballot, and casting vote(s) as you would for any of the other candidates. Please note that per your governing documents, this member, as a write-in candidate, would need to be nominated from the floor of the meeting and be present to accept the nomination in order to be elected to the board.*

**Lindsey Huxford**

*No statement was provided by this candidate.*