



Brighton Springs 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. Two double-sided pages 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.

Tamara Smith c/o Tritz Management
1525 E. 17th Street, Suite A
Santa Ana, CA 92705

December 20, 2025

A Meeting of the Members will be held as follows:

Date: January 29, 2026
Time: 5:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/brighton)

All mailed ballots should be received by us no later than January 28, 2026.

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 Brighton Springs Homeowners Association bylaws define a quorum as “50%” of the voting power of the association, or 28 members. This quorum requirement is lowered to 20% (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!**

Tamara Smith c/o Tritz Management
1525 E. 17th Street, Suite A
Santa Ana, CA 92705

Brighton Springs Homeowners Association
c/o The HOA Election Guys - BrightonSpringsFILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

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)

Michele Dulson

When I first joined the Brighton Springs Board of Directors three years ago, I had little idea what would be involved. My fellow directors and I have learned a lot since then and, I hope, served our community well. We have tackled issues arising from deferred maintenance, improved security in the pool area and initiated repairs to potentially dangerous stairways and balconies. I request your vote to allow me to continue to work for the benefit of my fellow homeowners.

Chloe E Nelson

It's been an expensive year. Our beloved streams, waterfalls, and associated mechanical equipment required much attention. In addition, as has been happening to many of us in our personal lives, Vendors have increased their costs for services. Having said that, we replaced several Vendors due to our assessment of the quality of the work provided.

Begrudgingly, we increased the monthly dues \$15 The downside of a lower increase of monthly dues is the inevitable requirement of funding building repairs with several Special Assessments.

I have been on the Board twice, back in the mid-2000s up until I moved to Texas in 2015 and, now I am in my 3rd year with the present Board. I see my job as a Director, as one of greatest responsibilities, and I embrace wholeheartedly our attempts to reconcile cost assessments that are not always popular but I stand by my decisions to wholly maintain the Financial Health of the Community.

Thanks to everyone for your continuing financial support of our efforts!
Chloe Nelson

CANDIDATE STATEMENTS
(Additional statements on reverse)

Michelle McKay

I am a member of the board and have lived in this community for many years. I will continue to do the best that I can and am open to any suggestions to make our community a great place to live. Thank you for your support.

Michelle McKay

Andrew Romero

I have been a proud member of our community for just under two years and am eager to contribute my experience and leadership to our HOA Board. I am not currently serving on this board, but I have served on multiple boards in the past, including the Latino Professionals in Aerospace, where I collaborated on initiatives to enhance organizational efficiency and community engagement.

My background combines professional discipline, analytical problem-solving, and a commitment to community development. My vision for our association is to strengthen property values, improve transparency, and address critical issues that directly impact homeowners — especially those related to the land lease and its long-term implications.

As a board member, I aim to ensure decisions are made in the best interest of our residents, focusing on sustainable improvements that benefit everyone. I attend meetings whenever possible and believe consistent communication between the board and homeowners is vital for a healthy, thriving community.

I look forward to the opportunity to serve, listen, and take meaningful action to protect and enhance the value of our homes and the integrity of our neighborhood.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Aide Rivera

As a 10 year member of the HOA I would like to have a gate built on the Bryson spring side. My vision is for the shared areas to be safe and welcoming. Our homes should feel like a community and not a complex.

Summer Rouw

Hello,

I'm your neighbor Summer, owner and resident of Brighton Springs for 25 years. I truly appreciate living here, especially next to the streams and wildlife that make our community so special. I've had the privilege of serving on several past boards, and if elected again, this term will mark a decade of service.

I am volunteering alongside our knowledgeable neighbor Calvin Pratt, and I'm confident we'll make a strong team, especially with the support of the third board member. Together we are committed to maintaining a responsible budget, while prioritizing transparency and integrity in all board matters. Our goal is to keep operating costs low without compromising the quality of life in Brighton Springs. We strive to support a management team who is dedicated to serving our community with reliability and empathy.

Your vote truly matters! Without enough participation, the election process must be repeated, adding unnecessary costs to our community. **Let's make this count by remembering to vote.**

Thank you for your consideration,
Summer Rouw

CANDIDATE STATEMENTS
(Additional statements on reverse)

Calvin Pratt

429 Bryson Springs

My career in homeowner association management started in 1974.

I was offered a job at Villageway Property Management, Inc., my job was to do maintenance work for 23 homeowner associations in Irvine as Villageway grew; I was put in charge of oversight of all maintenance and contractors, and making sure that they were compliant within their scope of work.

In 1979 I purchased Enterprise Management Service, where I had several large homeowner associations in Fullerton and Anaheim; I decided to sell the company in 1986 to focus on my father's cancer fight.

1987-1999 I went to work for the R.L.S. State Farm Agency in Newport Beach, selling commercial line insurance to homeowner associations.

1999-2010 I went back to work at Villageway Property Management, Inc., this time as a Certified Community Association Manager through the California Association of Community Managers, Inc.

Brighton Springs Homeowners Association needs to go back to having homeowner participation in all the matters that affect our community, and switching to monthly in person meetings instead every other month, so all owners are in agreement to the direction we must head in the future.

For this reason I have decided to run for the Board of Directors.

Calvin Pratt