



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

Dena Mark
 Seabreeze
 6200 S. Playa Vista Drive
 Playa Vista, CA 90094

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

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.

May 14, 2026

A Meeting of the Members will be held as follows:

Date: June 15, 2026 (All mailed ballots must be received by us by June 14, 2026)
 Time: 7:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/parkhomes)

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 PH&L Community Association bylaws define a quorum as “25%” of the voting power of the association, or 19 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!**

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 Playa Vista, CA 90094

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 c/o The HOA Election Guys - PHLFILE
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 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)

Bob Eaton

My wife and I moved here a year ago and love the neighborhood and the convenience and I would like to do whatever I can to make it better and to maintain our buildings and grounds. I am retired after working in television news for NBC, ESPN and the NFL Network. I was president of the Palisades Tennis Estates HOA when we lived in Pacific Palisades and vice-president of the Mason and Cleo HOA when we moved to Playa Vista in 2017. I believe in fiscal responsibility, facing issues head-on and regularly communicating with owners so that everyone is aware of what is happening in the community. At the same time, I greatly respect the time and effort that the current board members contribute and, so, if any of them are running for re-election, I would urge you to vote for them. Thank You.

No statements were provided by these candidates:

Peter Leber

Filiep Van den Broucke

Walter Woronick

CANDIDATE STATEMENTS
(Additional statements on reverse)

Patti Londre

Dear Neighbors, it would be an honor to continue as a Park Homes & Lofts board director. My term began four years ago with the mission to maximize PH&L's value as a highly sought-after place to live.

This is not a solo job. Directors work very closely together. New laws on balcony safety moved high cost upkeep to the top of the list. Stormy winters wreak havoc on drains and roofs. Touchy fire alarms and aging elevators/boilers/security cameras require costly repairs. Our enviable sea breezes are corrosive to wiring, lighting and mechanics. The rising costs of practically every service (insurance, legal, janitorial, utilities, landscaping, materials) keep directors awake at night! To that end, we seriously vet every major repair and vendor.

Security and safety are always on our minds. We respond immediately to the challenges of the property.

Being on the board is a huge time commitment, as each director is dedicated to the upkeep of everyone's investment, YOUR home.

Previously, I managed the PH&L Landscape Committee, created the first set of storage cages (generating revenues to our HOA), organized CERT training for PH&L and PVPAL residents, launched the Paseo Spooky Alley. I created the PVPAL Board Directors Group, gathering directors from every Playa subassociation to share resources and save money.

For 25 years, I was president of The Londre Company, Inc., a marketing PR agency with an annual operating budget a little larger than PH&L's. This required immersion in financials, managing service providers, setting and accomplishing goals, and teamwork. I have been a board director for a number of professional associations.

A property owner since 1977, I've been married to Larry since the earth cooled. We moved to PH&L from Westwood in 2012, and joined PH&L in 2013. Larry served on the PH&L board for six years and currently heads the PVPAL Traffic and Safety Committee.

Thanks for the opportunity to continue to be of service to PH&L.