



Lexington at Central Park West Association

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

HOA Organizers - Jim Bowers
20847 Sherman Way, Penthouse
Winnetka, CA 91306

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.

September 18, 2026

A Meeting of the Members will be held as follows:

Date: October 20, 2026 (All mailed ballots must be received by us by October 19, 2026)
Time: 7:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/lexington)

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 ONE (1) director. 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 Lexington at Central Park West Association bylaws define a quorum as “25%” of the voting power of the association, or 72 members. This quorum requirement is lowered to 20% (58 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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Winnetka, CA 91306

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c/o The HOA Election Guys - LexingtonCPW_FILE
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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
(Additional statements on reverse)

Nassim Arzani

I have been a member of the CPW community since 2014 and am an original owner in the Lexington building. I am an attorney with an MBA and a degree in accounting. I have owned and operated my law practice since 2003, giving me more than two decades of experience managing a business, reviewing finances, controlling expenses, evaluating contracts, resolving complex problems, and making responsible decisions. I am running for the Board because I believe homeowners deserve to have their concerns heard, their questions answered, and their issues addressed within a reasonable period of time. Currently, I do not believe our community is holding regular Board meetings, resolving concerns promptly, or providing homeowners with sufficient transparency regarding decisions, expenses, contracts, and ongoing projects. If elected, I will advocate for regular monthly Board meetings held at times when the greatest number of homeowners can reasonably attend. Homeowners should have a meaningful opportunity to participate, raise concerns, and receive timely responses. I also believe meeting minutes should be distributed promptly to all homeowners so residents remain informed about Board decisions and community matters. Financial accountability will be one of my highest priorities. My accounting education and experience will allow me to carefully review the Association's financial records, request supporting invoices and receipts when appropriate, trace expenses, and ask the necessary questions to determine where homeowner funds are being spent. I will also advocate for periodic reviews by qualified independent financial professionals to identify unnecessary expenses, strengthen financial controls, and ensure that the Association's money is being managed responsibly!

For significant projects and contracts, I believe the Board should obtain at least three competitive bids whenever reasonably possible. Projects should have clear budgets, anticipated completion dates, and regular progress updates. Careful planning and oversight can help prevent unnecessary expenses, delays, and overlooked problems that later become more costly. My priorities are safety, transparency, fiscal responsibility, timely problem-solving, and protecting our property values! Every homeowner should be treated fairly, and no individual, building, or group should receive preferential treatment! Decisions should be made consistently and based on what is best for the community as a whole. I would also like the Association to explore broader representation on the Board, including having representation from each building, subject to the Association's governing documents and applicable requirements. Balanced representation can help ensure that the concerns of all buildings are considered. I am committed to listening, asking difficult questions when necessary, following through on unresolved matters, and making sure important issues are not ignored or overlooked. I would be honored to serve our community and work toward a safer, more transparent, financially responsible, and better-managed Association.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Dan Hossen

I have been a Lexington residence since the completion of Building A.

I have been a Project Manager with few Public Builders in Southern California, last one being Lennar. I have also been a project manager and a Director of Entitlements with a large local Civil Engineering Company (Hunsaker & Associates Irvine Inc.)

I would like to walk the buildings on regular basis, taking notes and keep list of items to be taken care of ASAP. I would also like to make sure we as a group enforce our CC&R's and other regulations in the community.

I would like to make sure we keep the value of our investments by maintaining the buildings and the Landscaping on regular basis.

I would like to make sure that functions such as cleaning, painting of the common areas are regularly checked for completion.

I will Keep a good relationship with the owners and renters with continuance communications with all. Hoping to get their help on voluntary basis, if interested, to get more people involved in upkeep of our investments.

I have previously set up HOA's, hired Management companies, helped to prepare the budgets, negotiating with the contractors to keep the cost down in few Southern California communities.