

**Alta Vista South Homeowners Association**

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

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

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.

December 24, 2025

A Meeting of the Members will be held as follows:

Date: January 26, 2026

Time: 5:00 PM

Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/altavista)

All mailed ballots should be received by us no later than January 25, 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 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 Alta Vista South Homeowners Association bylaws define a quorum as “25%” of the voting power of the association, or 54 members. This quorum requirement is lowered to 20% (43 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

Alta Vista South Homeowners Association

c/o The HOA Election Guys - AltaVistaSouthFILE
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

Brent Fung

Hello AVS HOA. Over the last year, our board has continued to worked together to strengthen the community. We are in midst of phased street repairs, initiated CD ladders, advocated for missing street repairs from fiber install, and a board member, Mr. Hansen, spear-headed a survey to identify important matters launched by spring. I have served on the AVS Board for a few years and would like to continue to work for the betterment of our community. Thank you in advance for your continued support.

Mary Helen Relph

I have lived in Alta Vista South since 2002, and joined the Board of Directors shortly after. I feel safety for all our residents is a major concern, as well as protecting the value of our homes. I would like to remain on the board in order to be involved with protecting all interests of our homeowners.