



**Woodbridge Cove 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. Three 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.*

PCM - Dianna Campellone  
27051 Towne Centre Drive, Suite 200  
Foothill Ranch, CA 92610

January 8, 2026

A Meeting of the Members will be held as follows:

Date: February 9, 2026

Time: 7:00 PM

Location: Woodbridge Village Association, Community Center, 31 Creek Road, Irvine, CA 92604

\*Members may also attend the meeting via zoom.com. Zoom info will be posted at: [www.TheHOAElectionGuys.com/woodbridge](http://www.TheHOAElectionGuys.com/woodbridge)

**Please Note:** The Inspector of Elections will be conducting the vote count over zoom and will NOT be present in person. Thus, ballots will not be accepted at the meeting and should be received by us by February 8,2026.

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 Woodbridge Cove Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 42 members. This quorum requirement is lowered to 20% (17 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](mailto: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!**

PCM - Dianna Campellone  
27051 Towne Centre Drive, Suite 200  
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!)

**Woodbridge Cove Homeowners Association**

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

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

**Barry B Berman**

Fellow Homeowners,

I have lived in the Cove since 1995. I served as a Board Officer 1995-2001, 2020-2021 and 2023-2024. As before I have been asked to serve again. I remain committed to protecting our investment and treating all residents equally, fairly and honestly.

Barry B. Berman MD

**Angela Chern**

I have been a Cove resident since 2003. Over the years, I always bring to the attention of the BOD (Board of Directors) and PMC (Property Management Company) whenever I see anything at Cove that needs maintaince.

Because of concern about our HOA financial situation and growing repair costs to upkeep our community, I volunteered and was appointed to the Board in Sept. 2025 to serve as HOA treasurer. While working with fellow board members, homeowner volunteers at HOA finance committee, along with help from our Property Management Co. Associa/PCM, we are able to keep our monthly assessment of \$690 unchanged, with no increase for 2026 budget year. In the meantime, we were still able to continue key projects to take care of our Cove, including roofing repair, termite inspection, and landscaping proejects.

With an MBA, major in finance. Currently I hold a job as Sr. Director of International Operations at a Fortune 500 company with more than 30 years of corporate operations and finance experiences.

I will be honored to have your votes and to continue volunteering my time and business expetise to effectively allocate our HOA financial resources with only priority — the Cove residents' best interests in mind.

Best regards,

Angela Chern  
Homeowner of 32 Lakefront

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

**Xuan Le**

I have been a member of the community association for the past 2.5 years and currently serve as the President of the Board. Over this period, we have achieved significant milestones, many of which address long-standing maintenance issues that had been overlooked for years.

My primary goal has been to establish a solid infrastructure, anticipate potential future problems, and implement cost-effective solutions to prevent costly repairs down the line. We has managed not to increasing assessment fees for 2026, and still be able to completed major maintenance projects, including:

- Termite Inspection & Wood Repairs: Conducted across the entire community with a one-year warranty.
- Irrigation System Upgrade: Replaced the main valve, which hadn't been updated in over 30 years.
- Roof Maintenance: Repaired broken tiles and sourced matching replacements, a challenging task but ultimately successful.
- Tree Trimming: Implemented a trimming schedule to prevent roots from damaging walkways and to maintain community safety and aesthetics.

Looking ahead, my goal is to establish a reliable system that reduces our dependence on management for routine maintenance and community upkeep. This will enable us to maintain and improve our community's condition more efficiently and sustainably, without increasing association fees.

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

**Evan H. Jafa**

**Community Involvement, Professional, and prior board experience**

Koll Center Association, Irvine Spectrum, Head of Association Board  
Member of the Corporate Committee UCI  
Board Member of Cloudify Corporation  
Founder and CEO of Cloudify (an Irvine based technology company), InnovateOC, startup incubator in OC  
Advisory Board of Chapman University

**Why I am seeking election to the board**

My family and I feel blessed to be living here in the beautiful Woodbridge Cove in Irvine.

Woodbridge Cove is our home.

I am running as the board member of the association because I care about our neighborhood. My family and I believe that the board members and every member of our community should actively work towards keeping Woodbridge Cove one of the best places to live in Orange County and California.

As the CEO of several companies in Orange County I bring varied people and interests together To accomplish common objectives every day and I intend to do the same and bring all of us closer for the common good of our wonderful Woodbridge Cove, our neighborhood, and our community.

I will work hard as a board member to serve the community so that all of us continue to be proud of living here with highest transparency. During these changing times, as a potential board member, I will put my full commitment, efforts, and energy towards keeping Woodbridge safe and an exemplary place that all of us want to continue to live in with pride and a place which others want to emulate.

This is my commitment to all of you to keep our community a great place to live and continue moving it forward into the future with thoughtful solutions and collective approach with the help of all you. I will listen and act on your behalf to have a great future for our great neighborhood.

**Education**

BA in Economic  
MS in Advanced System, UCI

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

# Bill Keene



The recent years have been a challenge for the Cove community. Necessary maintenance and repairs have challenged not only the HOA budget but also our village in general.

Barbara and I are original Woodbridge Cove homeowners since 1986. During the time that we have lived in the Cove village I have been active as a member of the first Architectural Committee and the editor of the first Cove newsletter known as *Windsong* that was published on a monthly schedule keeping our village informed. More recently I have been a member of the Finance Committee and the editor of the short-lived *Cove News*.

I am offering my experience as an Architect and Project Manager with 42 years of experience and responsibility over \$4-billion of projects. During this career I also managed an Architectural office of 36 professionals.

I have the experience...

- to understand the numbers and the projects
- to review project schedules
- to review project scopes of work
- to review project contracts
- to develop multiple solutions for review, evaluation, and selection of the best project

My goal, if elected, is to bring Woodbridge Cove back to being on a firm financial standing. Working within the current HOA fee structure to efficiently use the funds for the good of the entire Woodbridge Cove village.

Also, to improve and simplify the Cove's maintenance mix which will lead to contracts that see this work done at less cost than is the current practice.

Additionally, I will work to improve and maintain a consistent policy of open, transparent, and timely communication within the Woodbridge Cove village.

I believe that teamwork and trusting others is the key to success.

I give my personal commitment and dedication to serve and improve the Cove community for all homeowners. We live in a great community. Let's together make it a grand community that each of us can be proud to call it our village and home.

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

**Tim O'Shea**

Dear All,

My wife Shelly and I have owned a home in Woodbridge Cove sine July, 2023.

I have served on the current Board in the role of Treasure since July 2024. Prior to that I served on the Board for one year in 2027 to 2018 (approx. dates). On the Current Board, I took on full project ownership and managements duties for the 2024 to 25 Termite and Wood Remediation project. Through careful attention the to work on a weekly basis, I made sure the project stayed on schedule and came in just 5% over the original estimate. This rectified years of neglect and regained property value for nearly every owner in Woodbridge Cove.

Professionally, I'm a licensed insurance broker specializing in group benefit plans for the manufacturing companies I serve in Southern California. I have an MBA form the University of Southern California, and a BA form the University of Virginia.

My Vision for the Association is continue to execute on the many Cove upgrade projects underway and to not let the community fall back into a state of disrepair, by continuing to work collaboratively with my fellow Board members. My vision is also maintain strict budget controls and get the most competitive bids form our vendors, so that we can avoid expensive special assessments.

I hope to keep the strong momentum going that the Board now has in protecting property values through proactive maintenance!

I attend the scheduled Board meetings.

Yes, prior Board duty as a Director on Woodbridge Cove HOA Board 5 to 6 years ago.

As your current Vice President of the Woodbridge Cove HOA, I look forward to continuing to serve the community in that role. Here's to a great 2026...and beyond!

Thank you,

Tim O'Shea  
8 Seadrift  
Woodbridge Cove  
Irvine, CA 92604

## **CANDIDATE STATEMENTS**

**(Additional statements on reverse)**

### **Alison Smith**

Dear Woodbridge Cove Homeowners,

I have called 16 Harborcrest home since Woodbridge Cove was built in 1986. My husband, Bo, and I raised our son here, cherishing our roles in this vibrant community as parents, friends, and members of two HOA's. Recently appointed to the HOA Board, I have found issues with financial choices and decision-making processes. With my extensive experience serving on various community committees and my deep-rooted commitment to Woodbridge Cove, I am running for election to the Board of Directors to drive meaningful change.

As a current board member, I have seen firsthand the challenges we face with maintenance delays, and general upkeep of the community. With your support, I am dedicated to strengthening our community's value, unity, and livability. I believe in open communication and collaboration, not censorship or division. I will never support actions that silence our community, such as banning neighborhood fliers, reprimanding members for speaking out, or issuing cease-and-desist letters. Having experienced these tactics myself, I know they undermine our shared interests and divide not unite our community. Instead, I will champion an inclusive board that listens to the members of our community and upholds the spirit of Woodbridge Cove. My priorities for our community are:

- **Timely Maintenance and Vendor Payments:** I will ensure vendors are paid promptly to prevent delays in critical repairs and maintenance. The state of Landscape will be addressed and solved with a refurbishment program. Surrounding walls will receive a much-needed facelift, our wrought iron gates and fences will be repaired and painted. Entrance gates will go on a quarterly maintenance program so they are attended to immediately not days or weeks later.
- **Transparent Financial Oversight:** I will push for timely access to financial reports, and reserve studies, ensuring funds are managed in compliance with the Davis-Stirling Act. Delayed maintenance has contributed to declining property values, as evidenced by recent sales (e.g., 12 Lakefront vs. 1 Springwater). I will prioritize swift project completion to minimize costs and protect our community's value. I will also advocate for fully funded reserve categories, repaying any borrowed funds to secure our financial stability.
- **Inclusive Governance:** I will promote fair processes by sharing meeting dates, locations, and agendas well in advance. Meeting minutes will accurately reflect discussions and be approved and published promptly, ensuring all voices are heard and respected.
- **Community Engagement:** I will support your right to petition for special meetings and ensure your input shapes our budget and projects. Homeowner maintenance requests will be addressed promptly, eliminating months-long and sometimes years long delays. I will also reinstate an online message board for open, uncensored communication,

I remain committed to our community's long-term success. I envision a board that collaborates openly with homeowners, not one that feels like an adversary. The board and management should serve us, facilitating better living through organized, well-funded projects, transparent communication, and swift responses to your needs. With your vote, I will continue advocating for accountability, transparency, and a board that works for you—not against you. Let us make Woodbridge Cove a stronger, united community we are proud to call home. Please reach out with questions or ideas—I am here for you.

Sincerely,  
Alison Smith  
16 Harborcrest