



Park Place Collection Community Corporation

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. 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.

Nexus Smart Communities
Celeste Regalado
5151 California Ave #100
Irvine, CA 92617

March 9, 2026

A Meeting of the Members will be held as follows:

Date: April 20, 2026 (All mailed ballots must be received by us by April 19, 2026)
 Time: 6:00 PM
 Location: via Google Meet (Google Meet info will also be posted at: www.TheHOAElectionGuys.com/pkplace)
 Join Google Meet: meet.google.com/fsk-agic-weu By Phone: 646-694-8386 PIN: 400 627 255#

If you do not have the ability to access Google Meet, the following physical location will be available with a device to access the Google Meet 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 Park Place Collection Community Corporation bylaws define a quorum as “35%” of the voting power of the association, or 17 members. This quorum requirement is lowered to 20% (10 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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Celeste Regalado
5151 California Ave #100
Irvine, CA 92617

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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)

Franchesca Laza

I'm running because I care about our community's future and want to ensure responsible management.

Shijia Liu

I am interested in serving on the Board to help ensure clear communication, reasonable decision-making, and responsible financial oversight for our community. I value a practical and respectful approach and would like to contribute where helpful.

Anna Rodriguez

Hi Everyone, my name is Anna. I have lived in the association for over 2 years with my husband and now 2 kids 😊 i am originally from Hungary but have lived in the states for over 10 years. I have a lot of international experience and speak 3 languages (including Spanish). I have background in entertainment business, hospitality business and now own my own business, an online ESL language school. In addition to that I have knowledge in and passionate about psychology, marketing, home improvement and interior design. I would like to be part of the board directors to make sure that all concerns get addressed on time, all of our community issues get fixed without frustration and uncertainty, and to make this community not just a group of people who live next to each other, but a supportive, friendly, thriving community that enriches our and our families' lives.

If you are looking for someone to give you fast answers and get stuff done - I am your person!

CANDIDATE STATEMENTS
(Additional statements on reverse)

Amy Tran

I have been serving for Park Place since June 2024 as one of the two Board Directors. During the last 8 months of my serving, Park Place has established:

- * Improved communication experience with the new property management, Nexus, to lower HOA fee to \$160 and keeping homeowners well- informed through proactive, transparent and consistent communication
- * At the lower HOA rate, adding patrol services to address red land parking concerns and overall community safety
- * Improved and Upgraded the community structures including new basketball net replacement, water irrigation system repair and maintenance, gate maintenance including the two main gates and small side gates, and other ongoing projects.

My vision for our community in 2026 are:

- * Currently looking into options for parking spaces due to current limited parking
- * Listening to homeowners' feedback and working with with the property management to address them
- * Working closely with other Board members and the property management to optimizing budgets, reduce unnecessary spending and improving the community through Value-add initiatives.

Nicholas Rangel

No candidate statement was provided by this candidate.