

**Hammon Place Homeowners Association**

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

Andrew Marques
Huntington West
13812 Goldenwest St, Suite 100
Westminster, CA 92683

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

September 8, 2026

A Meeting of the Members will be held as follows:

Date: October 14, 2026
Time: 6:30 PM
Location: The Clubhouse

Ballots may be mailed in or submitted to the Inspector of Elections at the meeting. ALL ballots must be received prior to the start of the Membership Meeting, at which time the polls will close.

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 Hammon Place Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 43 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

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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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

Barbara Blakely

I have been serving on the board since the end of 2023. During this time, I took the lead in securing the loan for the replacement of the last 10 residential roofs and a special assessment was not needed. As of today, 6 of the 10 residential roofs have been completed and the other 4 will be completed hopefully within the next 4 months. At that time, the focus will be on the garages which will be done in 2 phases.

I would like to stay on the board in order to make sure that all the residential and garage roofs are done. I would like to make sure that the HOA stays in compliance with the loan.

Tony De Giglio

My background professionally is that I've been a manager at my place of business for over 35+ years. I served as a volunteer on the board of directors with AYSO, American Youth Soccer Organization for some 30 years. I've served as president of our HOA for the past year. During that time, we as a board have started a well overdue re-roofing project, over a dozen streetlights within the complex have been fixed and converted over to LED to save money. The two entrance gates have been reworked to function reliably and a couple of at risk, unsafe trees have been removed so far with others under evaluation.

My vision for the next year is - with the help of the board and various agencies, such as law enforcement & the Board of Health - is to create a safer living environment. This would include trimming or removing some foliage to preclude unwanted visitors camouflage for both the four and two-legged varieties. In place of some of the foliage, I'd like to see grass in certain areas along with more flowers.

I'd appreciate your vote to allow me to work for you.

Thank you.

Carole Smith

I was elected to the board last year. I hope I can continue to be of service to the community and the board by sharing my experience from years in the maintenance/facilities field. I am excited about what has been accomplished in recent times. We hope to continue to improve our community as the budget allows.

Christana Montes

No statement was provided by this candidate.