



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

Ivette Guzman  
 Revolve Property Management  
 1290 N. Hancock St., Suite 202  
 Anaheim, CA 92807

**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.*

February 24, 2026

A Meeting of the Members will be held as follows:

Date: March 26, 2026  
 Time: 6:30 PM  
 Location: The Fairgreen Clubhouse

\*Members may also attend the meeting via zoom.com

Zoom information: <https://zoom.us/j/94994281181?pwd=hJXeMK7JeC9ePX5NxTnydkUB2unINX.1>  
 Meeting ID: 949 9428 1181      Passcode: 684274      Phone Number: 669-444-9171

**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 March 25, 2026 at 5:00pm.**

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 Fairgreen Homes Association governing documents define a quorum as “40%” of the voting power of the association, or 80 members. This quorum requirement is lowered to 20% (40 members) at a reconvened meeting. If quorum is not reached at the 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!**

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**Fairgreen Homes Association**  
 c/o The HOA Election Guys - FairgreenHomesFILE  
 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 – return postage has been provided.

## **Scott Brahen**

My name is Scott Brahen and I have lived in Fairgreen for over twenty years. I have had the honor of serving on many of our boards from 2009-2025 and have served with over 30 board members. In that time I have been the member at large, Secretary, Vice President and President.

I would like to volunteer once again in 2026 to continue the work that has been started and the projects that need addressing.

### Qualifications:

- Board of Directors-Fairgreen Homes Association (2009-2025)
- Common area Maintenance Committee member.
- Community clean-up and maintenance project member.
- Negotiated vendor contracts, negotiated and approved bids for community maintenance.
- Experienced at executing projects for our community including construction knowledge, asphalt work, street rebuild, pools rebuild, clubhouse remodel, etc.
- Coordinated, researched and executed our painting and roofing projects.
- Defended our community members in court during several lawsuits against our HOA.

### 2026 Goals

- Replace/rebuild Palma and Tahiti streets and begin the planning for our remaining streets.
- Upgrade our Governing Documents to protect us from frivolous lawsuits.
- Rebuild and reopen the Kamala tennis court.
- Increase our Reserve Funds for Common Area Maintenance projects.
- Common area maintenance repair and upkeep to make our community clean and appealing.
- To do everything in my power to keep our costs as low as possible.

I thank you for your consideration.

Scott Brahen



## SHERYL CLARK

**BACKGROUND:** 16 years HOA Board Leadership Experience  
6 years Board President  
4 years Property Management Experience, CAI education and  
advocacy for community associations

**EDUCATION:** MBA from Loyola Marymount University

**PROFESSION:** 20 years of corporate management experience

### BOARD PRESIDENT ACHIEVEMENTS 2021 - 2022

**\$2.8 Million in Improvement Projects 2021- 2022**

**Restored Townhome Insurance Coverage**  
***Saved Homeowners Several Hundred Dollars***

Managed Roofing Project

Initiated Road Replacement Project

Replaced Asphalt Driveways

Drought Measures, Installed Smart Controllers

**Eliminated Predatory Towing**

**Reduced Violations and Fines**

Improved Communication: Newsletters, E-blasts, Announcements

Responsive to Residents	Kindness
Contract Negotiation	Integrity
Project Management	Professionalism
Strategic Planning	Efficiency

***Please vote for Sheryl Clark***  
***Fairgreen HOA Board of***  
***Directors!***

***Thank you!***

2026 ELECTION – FAIRGREEN HOMES ASSOCIATION CANDIDATE STATEMENT

**BARBARA DE BOER**

6691 Palamino Circle

**Why I seek election to our Board of Directors:** I have been blessed to call Fairgreen my home for 16 years. Having served on the Board for 7 years in various roles, it has been an honor and a great experience that I'm proud of. I am looking forward to the opportunity to continue to serve my community in this volunteer position and graciously request your support for re-election to the Fairgreen Board of Directors.

**Goals for Fairgreen**

Our Board must continue to work to ensure our property values, protect our Finances and ensure that Fairgreen is a safe and desirable community in which to call home.

**PEACE**, Professionalism and Transparency are key priorities always.

**PROSPERITY**, and Community pride continue to grow through careful maintenance and project selection for our Planned Development.

**PROTECT**, our beautiful community, our operations and ensure that it continues to be a gracious and inviting place to live for years to come.

**BOARD ACCOMPLISHMENTS:**

Monthly reserve contributions were made from 2023 – 2025.

Coordinated street replacements for Champagne & Moselle.

Coordinated community events to include Small Space Gardening class for Fairgreen residents.

Worked diligently to restore Peace & Calm to our community by conducting our duties with professionalism and transparency at all times.

**Priorities for 2026 Board:**

Replace streets: Tahitian and Palma

Update Governing Documents to resolve misinterpretations

Address common area maintenance, irrigations systems and drought planning.

Kameha tennis court repairs

Home Exterior trim paint project planning

Continue to encourage attendance and participation in Board meetings & activities

Keep our community members informed and engaged

Protect our finances through careful & thoughtful financial choices.

**My Qualifications:**

Board of Directors – Have proudly served the Fairgreen Community for 7 years.

Community Associations Institute (CAI) graduate.

Active member of several professional associations in my chosen industry.

Long term Fairgreen homeowner served on several Fairgreen committees and assisted in hosting numerous Fairgreen events for our community members.

**Please Re-elect Barbara DeBoer to The Fairgreen BOD!**

**2026 ELECTION - FAIRGREEN HOMES ASSOCIATION CANDIDATE STATEMENT**

**Name: Steve J. Graves**

**Street: 6842 Tahitian**

**GOALS AND OBJECTIVES FOR THE BOARD OF DIRECTORS:**

I would like to be a part of a forward thinking and acting Board of Directors:

- That plans ahead, acts responsibly and conscientiously to the needs and concerns of our community and all of its members.
- That protects our community from liability, finger-pointing, censoring, shushing, etc.
- That encourages all members to speak up. We each have a voice that deserves to be heard. Input from others that is evaluated with care helps to create a better result.
- That works together and supports each other in our tasks.
- That respects the voice, expertise, talents & opinions of the other members of the board.
- That uses their position to better the environment here while doing their fiduciary duty to all members unilaterally.
- That educates the members on their rights, the board's duties and concerns and helps members to better understand what they own and to educate them on how they can participate in the better operation of our Association.

I would like to campaign to encourage attendance by members at monthly board meetings so that they can hear all discussions and ask questions. I would like to encourage the community gatherings like (Trick or Treat events, Movie Night and The Christmas Lights & Decorations contest)

**COMMUNITY ASSOCIATION EXPERIENCE:**

I have lived in the Fairgreen Community for 13 years.

I have over 4 years of first-hand experience serving the Fairgreen Community as a Board Member. I have served both in the position of Member at Large and as Secretary. Before serving on the Board of Directors at Fairgreen, I volunteered with various maintenance projects around our community.

**STATE WHY YOU SHOULD BE ELECTED TO THE BOARD OF DIRECTORS:**

I have knowledge about Fairgreen Homes and what is needed to run a successful board. I know from experience how to run large scale and small scale projects. While on the board I helped to coordinate, research, and execute our roofing project, our Champagne and Moselle road replacement project and am currently working on the Tahitian and Palma road replacement project. I look forward to being a part of executing those major projects. I was also involved in the day-to-day decisions, working with other board members, reviewed monthly financials, executed many contracts and bids by reviewing them carefully and asking questions and comparing multiple bids for each item that needed to be addressed. I am honest, ethical and big-hearted and love the sense of home and community that exists here. I am always proud to tell people that I live at Fairgreen Homes. It is a great place to live. You always meet someone you know when you go out for a walk or are just sitting outside socializing. The kids have plenty of safe places to play and run around. I would like to be proud to tell my grandson that I was a part of making Fairgreen an inviting, fun, safe, friendly place to be.

**Please Re-elect Steve Graves to the Fairgreen Board of Directors**

## Alison Sanches, CPA

6628 Kameha Circle



I am proud of what we've accomplished as a community, and I am seeking re-election to continue strengthening Fairgreen's financial health, infrastructure planning, and transparency.

My husband and I moved to Fairgreen in August 2022 because it felt like a hidden gem — a beautiful community in sought-after Yorba Linda with great amenities and long-term potential. We are proud to call Fairgreen home and to put down roots here. In October 2024, I welcomed our daughter while serving on the Board.

Professionally, I am a licensed CPA and currently serve as a Controller for a local roofing company. I began my career at KPMG, one of the "Big Four" accounting firms, and bring over a decade of experience in financial oversight, budgeting, and long-term planning.

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As a Board Member (2024) and Treasurer (2025), my focus has been on responsible stewardship of homeowner funds and proactive planning. If re-elected, my priorities include:

- Developing 3-, 5-, and 10-year financial and infrastructure plans
- Continuing road improvement projects and planning for major maintenance needs
- Promoting financial transparency so homeowners clearly understand how HOA funds are managed
- Fostering a culture of professionalism, peace, and collaboration between the Board and residents

The Fairgreen community's financial resources belong to its residents. I believe in thoughtful planning, clear communication, and making decisions that protect both our quality of life and long-term property values.

I would be honored to continue serving our community and respectfully ask for your support in the upcoming election.

**My goal is steady leadership, sound finances, and a Fairgreen we can all be proud of for years to come.**

A decorative graphic in the bottom right corner consisting of several overlapping circles of varying shades of gray, creating a modern, abstract design.

## 2026 Fairgreen Homes Association Candidate Statement



### **KELLY TEENOR**

6661 Palamino Circle

**Why I seek re-election to our Board of Directors:** Fairgreen has been my home for 30+ years. Serving on the board since 2022 and President from 2023-2025 has been an honor. I wish to continue serving and am committed to ensuring our property values and community spirit see a vibrant future. We build our future through strategic short- and long-term planning and through appropriate financial actions.

#### My Goals for Fairgreen

**PEACE**, professionalism, and transparency in all operations.

**PROSPERITY** is prioritized so our property values increase and community pride grows.

**PROTECT** our operations as a planned development so Fairgreen retains the unique qualities and charm that drew us all here.

**PROGRESS** continue our street replacements and update our Governing Documents to protect us from misinterpretations and future lawsuits.

**Board Accomplishments:** *I'm proud of our progress and ready to keep it going.*

- ❖ Monthly reserve contributions made from 2023 - 2025.
- ❖ Champagne and Moselle street replacements coordinated, repairs completed on additional streets.
- ❖ Community spirit events hosted, including Movie Night and Holiday Decorating Contest.
- ❖ Successfully defended our community in recent lawsuits.
- ❖ Informative newsletters that explain association operations and strengthen community unity.
- ❖ Calm and professionalism are upheld in association business and operations.

**Priorities for 2026 Board:** *Let's continue the momentum! There is more to do.*

- Tahitian and Palma streets replaced, while planning for additional street replacements.
- Updated Governing Documents approved by homeowners to resolve misinterpretations and protect us all against future lawsuits.
- Home exterior trim paint project planning initiated.
- Kameha tennis court repairs and common area maintenance addressed.
- Improve irrigation systems and proactive drought planning.

**Qualifications:** *HOA Board, Volunteer, Work Experience*

- |  |  |   |
|--|--|---|
| ▪ Fairgreen Homes Association Board of Directors (2022 - Present) Director & President | ▪ President, Orange County Chapters of Society for Marketing Professional Services and Public Relations Society of America, credentialed in both | ▪ Toastmasters District Governor overseeing 180 clubs and 3,000 members                             |
| ▪ Community Associations Institute Graduate & ongoing education in HOA best practices  |  | ▪ Budget & Project Management: Directed \$4.5M budget, vendor negotiations and multiple initiatives |

*I am aware that running for the Fairgreen board means I will be lied about, misquoted, and face defamatory attacks from a resident who moved here about six years ago. I choose to rise above the drama, focusing on peace, prosperity and progress for the community I've proudly called home for 30+ years.*

Please re-elect **KELLY TEENOR** to the Fairgreen Board of Directors