



Expressions at Rancho Niguel Association

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

Christian Chavez
Seabreeze Management
26840 Aliso Viejo Pkwy, STE 100
Aliso Viejo, CA 92656

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 15, 2025

A Meeting of the Members will be held as follows:

Date: January 20, 2026 (All mailed ballots must be received by us by January 19, 2026)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/expressions)

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 Expressions at Rancho Niguel Association bylaws define a quorum as “a majority” of the voting power of the association, or 134 members. This quorum requirement is lowered to 20% (54 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

James Hadley

Hello neighbors!

Here we go again with elections! I would like to sign on again with your wishes to try and continue to improve our community. I have learned much but need to keep going forward to be effective. Thank you!

Cynthia Kalwitz

I have been an on-site homeowner since 1989, and I have served on the board of directors periodically since 1996. I take pride in the community and really love living in Expressions!! For 21 years I was employed by attorneys whose sole efforts are in the representation of homeowners associations. Because of this knowledge and experience I believe that I can always make fair, unbiased and reasonable decisions on behalf of my peers, and for the good of the association as a whole.

Margaret Matlock

I have lived in Expressions for over nine years and have seen a lot of changes. Being retired, I feel I have the time to fairly contribute to the community. I wouldn't mind walking the premises and talking to our residents. Of course I'm interested in the beauty, safety and property values of our community. However, I would like to ensure that our HOA funds are used efficiently for maintenance and improvements.

Have you ever noticed that after a project is complete it does not seem that someone in charge is verifying it was completed properly. I will mention the pool area as one problem. I'm sure you have your areas of concern.

I think we can all work together to make this a better place. Thank you for your consideration.

Margaret Matlock

Erick A Van Oordt

I was elected to the Board in 2024. I would like to continue serving the community with new and fresh ideas. My main goal is to increase property values by completing the new roof project and exterior painting of all the buildings. I bring 40 years of experience in managing projects and people.