

**Hillview Community Owners Association**

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

Molly Schessow
Seabreeze Management
4350 Hacienda Drive, Suite 350
Pleasanton, CA 94588

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.

August 11, 2026

A Meeting of the Members will be held as follows:

Date: September 15, 2026 (All mailed ballots must be received by us by September 14, 2026)
Time: 5:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/hillview)

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: **Seabreeze Management – 5000 Hopyard Road Suite 310, Pleasanton, CA 94588**

This Meeting of the Members is being held to vote on the election of TWO (2) directors. There are three positions scheduled for election this year, but as there are only two candidates and your bylaws do not permit write-in candidates, this election will be for two 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 Hillview Community Owners Association bylaws define a quorum as “a majority” of the voting power of the association, or 107 members. This quorum requirement is lowered to 20% (43 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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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

Karthik Joshi

I have been instrumental in pushing back with proofs about the trash can case and I'm also interested in cutting unnecessary costs.

Winnie Wang

My name is Winnie Wang. I am excited to submit my candidacy for the Board of Directors for the Hillview Community Owners Association. As a seasoned licensed property manager and local Realtor, I bring extensive experience in property operations, budgeting, vendor management, and homeowner relations.

With my professional background in property management, I understand the importance of maintaining a well-managed community through responsible financial oversight, effective communication, and timely service for homeowners.

My goal is to help ensure the Association operates with transparency, accountability, and efficiency while protecting and enhancing our property values. I would like to closely monitor the Association's budget to support responsible financial planning and clear communication with homeowners. I also want to help ensure that the management team and vendors provide quality services in a timely and professional manner.

I am committed to listening to homeowners' concerns, working collaboratively with fellow board members, and using my industry experience to help improve and support our community for the benefit of all residents.

Thank you for your consideration and support.