



Oakcrest Townhomes Homeowners' Association

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 Call for Candidates Letter

Ross Morgan - Cari Williams
23901 Calabasas Rd. Suite 2004
Calabasas, CA 91302

November 10, 2025

A Special Meeting of the Members will be held as follows:

Date: December 15, 2025 (All mailed ballots must be received by us by December 14, 2025)
 Time: 5:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/oakcrest)

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 Special Meeting of the Members is being held to vote on the recall of director Daniel Zakharia.

- Should the recall PASS, you will then be electing ONE (1) member (in a separate election to follow) to fill the recalled seat. The Call for Candidates Letter with nomination instructions is enclosed if you are interested in running.
- Should the recall FAIL to pass, the board member will retain their seat for their originally elected term

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting. The Oakcrest Townhomes Homeowners' Association bylaws define a quorum as "a majority" of the voting power of the association, or 10 members. 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!

Please note that California Corp. Code § 7222(b) states, "In a corporation in which the articles or bylaws authorize members to cumulate their votes pursuant to subdivision (a) of Section 7615, no director may be removed (unless the entire board is removed) when the votes cast against removal, or not consenting in writing to the removal, would be sufficient to elect the director if voted cumulatively at an election at which the same total number of votes were cast (or, if the action is taken by written ballot, all memberships entitled to vote were voted) and the entire number of directors authorized at the time of the director's most recent election were then being elected." This means that each vote cast against the recall will offset three votes cast in favor of the recall.

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!**

Ross Morgan - Cari Williams
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Calabasas, CA 91302

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!)

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