



Crescent Park Homeowners Association

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

Julie Russo
Professional Community Management
1285 Corona Pointe Ct, Ste 101
Corona, CA 92879

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.

May 14, 2026

A Meeting of the Members will be held as follows:

Date: June 16, 2026 (All mailed ballots must be received by us by June 15, 2026)
 Time: 7:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/crescent)

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: **Professional Community Management - 2698 Junipero Ave, Unit 101-A, Signal Hill. CA 92878**

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 Crescent Park Homeowners Association bylaws define a quorum as “one-third (1/3)” of the voting power of the association, or 24 members. This quorum requirement is lowered to 15% (11 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!**

Julie Russo
Professional Community Management
1285 Corona Pointe Ct, Ste 101
Corona, CA 92879

Crescent Park Homeowners Association
c/o The HOA Election Guys - CrescentParkFILE
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 (if not provided, make sure you apply postage!)

CANDIDATE STATEMENTS

Andrea Christian

Hello! I've been a member of Crescent Park HOA since 2021, and joined the board in the fall of 2025. My background is in environmental engineering. I've used my technical background to analyze the needs of the HOA and break down the annual budget. Our family has a young child and I want to keep our environment a safe and beautiful place for her. I enjoy serving this community and look forward to helping in any way I can.

Chanelle Padron

Hello. My name is Chanelle Padron. I have lived in Crescent Park on and off for the last twenty-five years. I have been employed by LAUSD, Front Porch Retirement Communities (as an administrative assistant and SSD), and by LA Business Tax. I am currently a stay-at-home mom.

Two years ago I was appointed a board position. This time around, I am looking forward to the opportunity of becoming a board member of our community via my election submission. The last two years, I have had the honor and opportunity of learning so much about our community behind the scenes. Three of my strong points are my availability, my ability to be helpful, and my ability to pay attention to detail. I have been present for every single board meeting the last two years.

If I am elected as a board member, I look forward to the opportunity of continuing to be a part of our community as a board member and assisting anywhere possible.

Thank you,
Director Padron