



**The Nest at La Costa Association**

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

Vivian Amin  
Seabreeze Management  
26840 Aliso Viejo Pkwy Suite 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.*

April 22, 2026

A Meeting of the Members will be held as follows:

Date: May 28, 2026 (All mailed ballots must be received by us by May 27, 2026)  
 Time: 5:30 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/thenest](http://www.TheHOAElectionGuys.com/thenest))

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 First Annual Meeting of the Members is being held to vote on the election of ONE (1) director. 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 Nest at La Costa Association bylaws define a quorum as “25%” of the voting power of the association, or 6 members. This quorum requirement is lowered to 20% (5 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](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!**

Vivian Amin  
Seabreeze Management  
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Aliso Viejo, CA 92656

**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!)

**The Nest at La Costa Association**  
c/o The HOA Election Guys - NestLaCostaFILE  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

## CANDIDATE STATEMENTS

### **Eriselda Roth**

I am a proud homeowner in our community and would be honored to serve on the HOA Board. I believe our homes are both personal sanctuaries and important financial investments, and I am committed to protecting and enhancing their value.

Professionally, I bring experience in business and project management, with a focus on budgeting, vendor coordination, and clear communication. I am detail oriented, solutions focused and believe in transparency and fiscal responsibility.

If elected, I will prioritize smart financial planning, strong vendor oversight, and open communication with the homeowners. I am committed to attending meetings regularly and serving our community with fairness and professionalism.

Thank you for your consideration.

### **Mari Van de Velde**

I live at the Nest with my family and moved to the community in December 2025. I am currently on the La Costa Oaks HOA Board and Social Committee. La Costa Oaks is less than a mile from the Nest. It is a master-planned community consisting of 820 single family homes. I work closely with several current board members and the General Manager and Assistant General Manager of LCO.

I moved to La Costa in 2000 (in the middle of the COVID-19 pandemic). Over the years, I have become passionate about the neighborhood and the people who live here. As a board member, I'd love to help shape our community in a way that benefits residents and enhances property values.

I care about the appearance and upkeep of our neighborhood. I have a deep understanding of how HOAs function, from budgeting and financial management to managing contractors. Professionally, I was a journalist with NBC News for nearly 20 years. I am very involved at Mission Estancia Elementary School (where I have a 6th and 3rd grader). I volunteer at the school several times a month. I am also co-chair for the Mission Estancia gala, which is the largest fundraising event for the school!