



**Brisbane Maintenance Corporation**

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 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.*

PMP Management RE: Brisbane  
100 Pacifica Suite 210  
Irvine, CA 92618

June 3, 2026

A Meeting of the Members will be held as follows:

Date: July 13, 2026 (All mailed ballots must be received by us by July 12, 2026)  
 Time: 11:30 AM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/brisbane](http://www.TheHOAElectionGuys.com/brisbane))

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 THREE (3) 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 Brisbane Maintenance Corporation bylaws define a quorum as “50%” of the voting power of the association, or 65 members. This quorum requirement is lowered to 20% (26 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!**

PMP Management RE: Brisbane  
100 Pacifica Suite 210  
Irvine, CA 92618

**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!)

**Brisbane Maintenance Corporation**  
c/o The HOA Election Guys - BrisbaneFILE  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Benjamin Albies**

Hello Neighbors, My name is Ben Albies and I currently sit on the board of directors for our lovely community Brisbane. My wife and I have lived here for 21 years and continue to raise our two teenage daughters here, which we call home.

I understand the prices of everything are going up and we are all getting squeezed financially. The bright side is we have a wonderful community that's not sliding backwards—in fact, it's aging beautifully. While on the board, my colleagues and I have constantly sought better, more efficient ways to keep expenses under control while maintaining the neighborhood's beauty. For example, renegotiating contracts regularly and pushing for the best quality we can get for our dollars has been my top priority.

Looking ahead, I'm focused on ensuring that as our community ages we ensure we make the right decisions thoughtfully to balance cost and benefit. I've always looked out for our community's best interests, and if the membership wishes, I'd be honored to continue serving. I welcome your questions and feedback.

Ben

**Simone Dadsetan**

I have been a member of our community since 2018 and have had the privilege of serving on the HOA Board since 2020. During my time on the Board, I have focused on responsible stewardship of our association's resources. One example of this was proactively reviewing the tree trimming budget and advocating for adjustments to the trimming cadence, which helped reduce unnecessary expenses while still maintaining the health and appearance of our landscaping.

Professionally, I work for a utility where I oversee an energy efficiency program. My role requires careful attention to budgeting, long-term planning, and identifying opportunities to improve efficiency—skills that translate well to serving our association.

My vision for our community is to continue preserving the beauty and quality of our neighborhood while remaining disciplined and thoughtful about how HOA funds are spent. Maintaining strong financial oversight ensures that we can protect property values while keeping dues as reasonable as possible.

As a Board member, I hope to continue being vigilant about maintenance and upkeep throughout the community, as these efforts contribute directly to the quality of life for all residents. I would also like to explore opportunities for homeowners to benefit from energy-saving options, potentially through group discounts or programs that could help residents reduce their utility costs.

I attend every board meeting and remain committed to staying engaged, listening to residents, and representing the best interests of our community.

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Roxana (Roxi) Faircloth**

Hello, my name is Roxi Faircloth. As an incumbent, I am rerunning for a position on our Brisbane HOA Board because I care about maintaining a safe, well-managed, and welcoming community for all residents. I am an original owner and have been part of our Brisbane community for over 25 years. I have had the privilege of serving on our HOA Board for 24 years. I take pride in our community, and I am committed to continue helping to maintain our beautiful Brisbane community. I would be honored to serve for another term and appreciate your time and consideration. Thank you, Roxi

**Chantelle Ramos**

Hello neighbors,

My name is Chantelle Ramos and my family and I are proud to call this community home. My children attend the local school here, so our family is deeply invested in the neighborhood and the people who live in it.

Professionally, I work in institutional banking where I support public finance and M&A initiatives, focusing on building relationships and helping connect organizations with financial solutions.

When I'm not working, I enjoy spending time with my husband and our three kids, as well as running around the neighborhood.

I believe strongly in the power of community and what we can accomplish when we work together. If elected, I would focus on advocating for homeowners, encouraging open communication, and helping ensure our HOA continues to make thoughtful decisions that support the long-term health of our neighborhood.

It would be an honor to serve our community.

Chantelle Ramos