



Laurel Point Town Homes Association

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

Ivette Guzman
Revolve Property Management
1290 N. Hancock, Suite 202
Anaheim, CA 92807

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.

November 8, 2025

A Meeting of the Members will be held as follows:

Date: December 9, 2025 (All mailed ballots must be received by us by November 8, 2025)
 Time: 5:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/laurelpoint)

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 Laurel Point Town Homes Association bylaws define a quorum as “50%” of the voting power of the association, or 32 members. This quorum requirement is lowered to 20% (13 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
(Additional statements on reverse)

Kate Klimow

Why are you interested in serving as a Board Member?

I am interested in serving as a board member for our HOA because I care deeply about the quality, safety, and sense of community within our neighborhood. I believe in being an engaged and collaborative resident, and I want to contribute my skills and experience to ensure that our community continues to thrive. Serving on the board would allow me to help maintain property values, support responsible decision-making, and foster a welcoming environment for all residents.

What skills or prior experience do you have that prepares you for this role?

Currently I am helping to oversee community wood repair and paint project, and I bring experience in strategic planning, budgeting, facilities management and problem-solving. I have knowledge of and operational experience in the housing industry. My emphasis is on collaboration and practical solutions.

What goals or changes would you like to see in the community?

My primary goal is to maintain and enhance property values by ensuring our neighborhood is well-tended, safe and attractive, partnered with ensuring fiscal responsibility. In addition, I want to foster a friendly community where residents feel respected, are engaged and treated fairly.

Other Comments:

I ask for your support to continue as one of your representatives on the Board in order to fully execute the comprehensive plan your current Board has developed to address long deferred maintenance issues, as well as to improve curb appeal and home values. My husband and I have been homeowners, on Aspen Lane, since 2000. My professional background in operations management has equipped me with skills that I believe will be beneficial to our Association.

Please note:

Pursuant to California Civil Code, a copy of this form may be included with the official ballot. The named candidate is responsible for the content of this document. Neither Management, nor the Association edits or redacts any content on this document.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Paul Singh

Why are you interested in serving as a Board Member?

I would like to help the board continue to make improvements to our community while working to keep expenses inline and increase property values.

What skills or prior experience do you have that prepares you for this role?

I have worked in commercial real estate for nearly 25 years and have experience in property management, capital improvements, working with property service providers and budgets.

What goals or changes would you like to see in the community?

I would like to see our governing documents updated to meet current requirements and make improvements to our community so we can maintain or increase our property values.

Other Comments:

Leslie A Murtaugh

No candidate statement was provided by this candidate.