



**Westminster Plaza 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 page letter dated July 17, 2025, about the special assessment

Esteban Rodriguez  
c/o Huntington West Properties, Inc.,  
13812 Goldenwest Street, Ste. 100  
Westminster, CA 92684

January 7, 2026

A Special Ballot Counting Meeting will be held as follows:

Date: February 9, 2026 (All mailed ballots should be received by us by February 8, 2026)  
 Time: 6:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/westminster](http://www.TheHOAElectionGuys.com/westminster))

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 is being held for a vote of the members to approve a special assessment of \$1,177 per unit in total, or \$49.04 per unit monthly for 24 months. This special assessment is to fund a termite fumigation treatment of the association. More information about this special assessment can be found in the enclosed letter dated July 17, 2025.

For the ballots to be counted, a quorum of the membership must return a ballot. Pursuant to California Civil Code section 5605(d)(3) a quorum of "more than 50%" of the membership is needed, or 14 ballots. If sufficient ballots to meet a quorum are not received by the initial ballot-counting meeting or if additional participation by the membership is deemed in the best interests of the Association, the Board of Directors and Inspector of Elections reserve the right to repeatedly adjourn the ballot-counting meeting and extend the voting deadline.

Once quorum has been achieved, a majority of the ballots cast needs to vote in favor in order for the special assessment to be approved.

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!**

Esteban Rodriguez  
c/o Huntington West Properties, Inc.,  
13812 Goldenwest Street, Ste. 100  
Westminster, CA 92684

**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!)

**Westminster Plaza Homeowners Association**

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

# Westminster Plaza Homeowners Association

c/o Huntington West Properties, Inc. 714-891-1522  
13812 Goldenwest Street, Ste 100  
P.O. Box 1098  
Westminster, CA. 92684

---

July 17, 2025

Homeowner  
Westminster Plaza Homeowners Association  
Garden Grove, CA, 92843

Reference: Westminster Plaza Homeowners Association - Special Assessment Vote

Dear Homeowner,

After extensive review of the termite activity reported by several homeowners in the community, the Westminster Plaza HOA Board of Directors has concluded that the association will require fumigation throughout each community building. The Board has reviewed competitive estimates for this major project and has determined that the anticipated cost will be approximately \$31,801.

The association's reserves currently do not have sufficient funds for the project. A vote approving the special assessment will be required from the majority of the homeowners. If approved, the special assessment per unit would be \$1,177. Homeowners will have the option of paying the special assessment in 24 monthly installments at \$49.04 per unit.

Please use the ballot that has been included with this letter to vote regarding the special assessment necessary for the termite fumigation project. Please submit your ballot to the inspector of election as instructed with the enclosed directions.

Should you have any questions or comments regarding the special assessment vote, please feel free to contact the property manager at your earliest convenience.

Respectfully,

Esteban Rodriguez  
Account Manager  
esteban@huntingtonwest.com  
(714) 891-1522 Ext. 233