



The Lakes 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 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.

PCM - Katelyn Gambino
2698 Junipero Ave, Suite 101-A
Signal Hill, CA 90755

June 3, 2026

A Meeting of the Members will be held as follows:

Date: July 8, 2026 (All mailed ballots must be received by us by July 7, 2026)
 Time: 6:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/thelakes)

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, Suite 101-A, Signal Hill, CA 90755**

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 Lakes Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 36 members. This quorum requirement is lowered to 20% (15 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!**

PCM - Katelyn Gambino
2698 Junipero Ave, Suite 101-A
Signal Hill, CA 90755

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!)

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Foothill Ranch, CA 92610

CANDIDATE STATEMENTS

Barbara Gorell

I have been a Board Member for 11 years. I love living in this community and I enjoy being involved and having a voice for all the changes and developments that come with this beautiful property.

Christy Pafford

I am the current Treasurer and would like to continue in that role.

Elika Phillips

No statement was provided by this candidate.

Kamran Salem

I, Kamran Salem, am seeking reelection to the HOA Board because I remain committed to serving our community with a clear focus on what matters most: enhancing our quality of life and protecting the value of our shared investment.

First, I believe our neighborhood should be a place where residents truly enjoy living—safe, well-maintained, and responsive to the needs of everyone who calls it home. I will continue to advocate for thoughtful improvements, strong community standards, and open communication so that all voices are heard and respected.

Second, maintaining and increasing our property values is essential. Our homes are not only where we live, but also one of our most important financial assets. I am dedicated to responsible decision-making, proactive maintenance, and long-term planning that preserves the integrity and appeal of our community.

With your support, I will continue working to ensure our HOA operates with transparency, accountability, and a shared vision for a stronger, more vibrant neighborhood.