



Bradford Place Santa Ana Homeowners Association
 c/o The HOA Election Guys, Inc
 27472 Portola Pkwy #205-412
 Foothill Ranch, CA 92610

Total Property Management - Joey Marin
 23792 Rockfield Blvd Suite 100
 Lake Forest, CA 92630

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

March 13, 2026

A Meeting of the Members will be held as follows:

Date: April 22, 2026
 Time: 6:30 PM
 Location: The Community Clubhouse
 All mailed ballots should be received by us by April 21, 2026.

Ballots may be mailed in or submitted to the Inspector of Elections at the meeting. ALL ballots must be received prior to the start of the Membership Meeting, at which time the polls will close.

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 Bradford Place Santa Ana Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 83 members. This quorum requirement is lowered to 20% (34 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

Julie Giger

Dear neighbors,

Please consider my nomination to serve on the association's board. I have diligently served on the board since 2022, fighting to keep fees from increasing, as well as bringing a compassionate and common sense approach to my duties. I would like to continue representing my fellow neighbors for a better community.

Thank you for your consideration, Julie Giger

Roxanne Hernandez Victorino

"I joined the HOA board in 2022 after leading a successful board recall during a time of significant need in our community. During my term, I led the new board in restoring financial stability by increasing our reserves from approximately \$250,000 to over \$1.1 million in just two years. After taking a two-year break, I am ready to return and continue supporting the work of the current board. I believe my prior experience, financial focus, and organizational skills can be helpful in addressing ongoing challenges and in strengthening community operations where additional planning, and coordination are needed."

Thank You,

Roxanne Hernandez Victorino

CANDIDATE STATEMENTS – Additional statements on reverse

David Luong
3061 S. Sycamore St. #B
Santa Ana CA 92707
Tel: 408-829-9230
Email: sd36dave@gmail.com

February 2nd, 2026

When I moved to Bradford 1 community in 2016 and saw how poorly the HOA was run then, I volunteered to become one of the new board members, served for two years, helping to improve the community by controlling spendings, improving the way we collect our debts and working with others to keep the HOA in good standing with every member of the community through effective and better communication. I believe the HOA is again in need of volunteers to help it grow strong into the future. My goal is to ensure the voices of the community are heard, working with other board members, and members of the community to make sure that that we reach a common goal – keeping improving Bradford One as a desirable community to live in.

Regards,