



The Lennox Neighborhood Association

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

Candice Gorges
PCM
27051 Towne Centre Dr, Suite 200
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.

August 26, 2026

A Meeting of the Members will be held as follows:

Date: October 5, 2026 (All mailed ballots must be received by us by October 4, 2026)
Time: 5:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/lennox)

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 ONE (1) director. 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 Lennox Neighborhood Association bylaws define a quorum as “51%” of the voting power of the association, or 37 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!**

Candice Gorges
PCM
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Foothill Ranch, CA 92610

The Lennox Neighborhood Association

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

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)

Alfredo Cartagena

Hello everyone, my name is Alfredo and i want to run for the LEnnox Board to bring some transparency to our HOA. We have increased our dues by almost double in the past 5 years and we have zero communication as to why.

Looking at the budget, we went from paying 65k for insurance to paying 267k....this clearly points to an issue someplace, but without active communication...then its just a massive cost increase.

We pay premium HOA dues yet we dont get premium service. How many times have our elevators been out just this year alone? We didnt have an elevator working for months!

If I am elected to the board, I will stand up to Marty and not only fight to make Lennox a premier location to live in, but also increase communication so that we as owners receive proper communication when costs rise so massively.

This building should be the crown jewel of CPW and maybe we will be again...but we need change. Real change...and not just ignoring what needs to be fixed.

Lastly, we need to be able to communicate...If I am elected i will bring back the chatso we can discuss the bettment of this building, vs ignoring all the complaints and shutting off a valuable communication method.

Thank you for your time...

(Additional statements on reverse)

Candidate Statement - The Lennox Neighborhood Association - Elizabeth Tetzlaff

Elizabeth Tetzlaff
Lennox Unit 401
etetzlaff@proton.me
714-865-1835

- 1) **How long have you been a member of the association?** My husband Scott and I have lived at the Lennox since 2021.
- 2) **What is your background?** Recently retired, I worked in Information Technology for 30 years and held various positions for large organizations. I led teams ranging in size from 50-150 and most recently spent 9 years with Amazon Web Services. I also held roles in project management construction (installing technology in new locations for the Auto Club and Penske Automotive). I have extensive experience managing people, budgets, and vendors. Details are on my LinkedIn here: <https://www.linkedin.com/in/etetzlaff/>
- 3) **What is your vision for the Association?** To provide a safe, clean, and premier living experience, while being fiscally responsible.
- 4) **What do you hope to accomplish as a board member?** I plan to bring increased communication and transparency to residents. My goal is to assist the board and the HOA to continue to safeguard the building and the residents. My mission will be to get more involvement from residents and ensure the board hears feedback, both positive and constructive ideas for improvements. The board should continue to innovate and encourage new options.
- 5) **How regularly do you attend board meetings?** Since retiring in December, I have attended the meetings each month.
- 6) **Have you ever served on a Board of Directors before (for an association, non-profit, company)?** I currently serve on the Board of Directors for the Cal State Fullerton Alumni Association.