



**Elizabeth Gardens Condominium 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.*

Cardinal - Peter Ryan  
1260 Huntington Dr. #104  
S. Pasadena, CA 91030

April 22, 2026

A Meeting of the Members will be held as follows:

Date: May 27, 2026 (All mailed ballots must be received by us by May 26, 2026)  
 Time: 4:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/elizabeth](http://www.TheHOAElectionGuys.com/elizabeth))

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: **Cardinal -1260 Huntington Dr. #104, S. Pasadena, CA 91030**

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 Elizabeth Gardens Condominium Association bylaws define a quorum as "51%" of the voting power of the association, or 10 members. This quorum requirement is lowered to 20% (4 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](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!**

Cardinal - Peter Ryan  
1260 Huntington Dr. #104  
S. Pasadena, CA 91030

**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!)

**Elizabeth Gardens Condominium Association**

c/o The HOA Election Guys - ElizabethGardensFILE  
27472 Portola Pkwy #205-412  
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## CANDIDATE STATEMENTS

### **Trevor Kwan**

Hello, I have been a member of the association since March 2016. During my tenure on the board, from various periods between 2017 and 2026 (current), I have sought to lead with open governance and clarity on spending for repairs and maintenance and clear fair rules. I seek to continue this trend during this coming year.

### **Inna Lamport**

*No statement was provided by this candidate.*