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# **Mt. San Antonio Homeowners Association**

December 15, 2025

## **NOTICE**

Dear Mt. San Antonio Homeowners Association Members,

Ballots will be opened at an open meeting of the Board of Directors as follows:

Date: January 20, 2026

Time: 12:00 noon

Location: Google Meets, meeting information will be posted at: [www.TheHOAElectionGuys.com/mtsanantonio](http://www.TheHOAElectionGuys.com/mtsanantonio)

A physical device to access this meeting, will be available at:

22521 Avenida Empresa Suite 120, Rancho Santa Margarita, CA 92688

The ballot seeks the following vote of the Members:

A vote to approve a Capital Improvement Assessment in the total amount of \$697,760 for the purpose of constructing a community gate at the entrance of the Mt. San Antonio development, along with related engineering, surveys, permitting, gate equipment and access and surveillance systems. If passed by the Members, the per Lot Capital Improvement Assessment would be \$11,074. Members will have the option of paying this amount over the course of three months, with the first month's payment due 30 days from the date that the notice of Capital Improvement Assessment is given.

The budget also includes a one-time payment of \$11,074 to Vivienne Hau, owner of 21205 Casino Ridge Rd., who has graciously agreed to permit a permanent easement over her property to accommodate the installation of the gate. Without this easement the gate project would not be possible. In addition to the one-time payment, the Association will reimburse Ms. Hau for 48 months' of assessments (this reimbursement is not included in the special assessment but is noted for purposes of disclosure to the Members). Forty-eight months' of assessments will be approximately \$22,080, which is also included in the proposed Capital Improvement Assessment.

If approved, the Capital Improvement Assessment will be the personal obligation of the owner at the time the Capital Improvement Assessment is levied. Members may pay the entire Capital Improvement Assessment upfront, or they may make three, consecutive, interest-free monthly installment payments of \$3,691.34. The first payment will be due 30 days from the date that notice of the Capital Improvement Assessment is given to the Members. Those who elect to pay over time will be required to pay the balance of the Capital Improvement Assessment through escrow should they sell their Unit after the Capital Improvement Assessment is levied but before it is paid in its entirety.

Pursuant to California Civil Code § 5605(b) and section 5.6 of the CC&Rs, a vote of approval by a majority of a quorum of members is required to pass the Capital Improvement Assessment. Pursuant to your Bylaws, quorum is at least 51% of the total voting power, or at least 33 votes. If quorum is reached, then a majority of the votes cast must be in approval of the Capital Improvement Assessment for it to pass.

Ballots must be returned in the secret ballot envelope not later than January 19, 2026 to:

Mt. San Antonio Homeowners Association  
c/o The HOA Election Guys  
27472 Portola Parkway #205-412  
Foothill Ranch, CA 92610

***The Board of Directors for Mt. San Antonio Homeowners Association  
shall retain the right to extend this date***

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# **Mt. San Antonio Homeowners Association**

December 15, 2025

## **BALLOT**

### **Matter 1: Approval of Capital Improvement Assessment**

**APPROVE**

I approve of the Mt. San Antonio Homeowners Association imposing a Capital Improvement Assessment in the total amount of \$697,760 (\$11,074 per Lot).

**DISAPPROVE**

I do not approve of the Mt. San Antonio Homeowners Association imposing a Capital Improvement Assessment in the total amount of \$697,760 (\$11,074 per Lot).

Please return this Ballot in the secret ballot envelopes provided. Do not put your name or any identifying information on the inner secret envelope. Place the anonymous secret ballot and place it in the outer Return Envelope. Next, complete all required information in the upper left-hand corner of the Return Envelope. **It is crucial to use your Mt. San Antonio property address for the ballot to count toward quorum.** Finally, sign the Return Envelope before returning. Failure to follow these instructions can result in your ballot not being counted.