



Carson Landing Community Association

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

Seabreeze Management
Malik Jones
6200 S. Playa Vista Drive
Playa Vista, CA 90094

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.

June 26, 2026

A Meeting of the Members will be held as follows:

Date: July 27, 2026 (All mailed ballots must be received by us by July 26, 2026)
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/carson)

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 Carson Landing Community Association bylaws define a quorum as “25%” of the voting power of the association, or 44 members. This quorum requirement is lowered to 20% (36 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

Maria Pimienta

I am a committed member of this community and am running to ensure our Association is led with accountability, consistency, and strong, results driven leadership.

I bring extensive governance experience, having served on school boards and nonprofit boards where I have been responsible for oversight, policy enforcement, and strategic decision making. I hold a Ph.D. and currently oversee Human Resources for thousands of employees, managing complex systems, enforcing policies, and ensuring compliance at scale. This level of responsibility requires sound judgment, fairness, and the ability to make and uphold difficult decisions skills that are directly applicable to effective board service.

Our community deserves board members who will do more than hold a title. It requires individuals who will show up, put in the work, follow through, and lead with grit and integrity. I am prepared to bring that level of commitment. I am not hesitant to ask hard questions, address issues directly, and ensure that rules are applied consistently and fairly.

My priorities are clear: uphold and enforce community standards, ensure strong financial stewardship, protect property values, and improve transparency so residents feel informed and confident in the direction of the Association.

If elected, I will be present, engaged, and focused on results. I will work to strengthen the effectiveness of the board and ensure our community is managed with professionalism and accountability.

Thank you for your consideration.