



Country Club Gardens Owners Association, Inc.

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. Two double-sided pages 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.

Thomas Clyne
Progressive Association Management
1290 N Hancock St. Suite 103
Anaheim, CA 92807

January 13, 2026

A Meeting of the Members will be held as follows:

Date: February 16, 2026 (All mailed ballots must be received by us by February 15, 2026)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/ccgoa)

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 FIVE (5) governors.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Country Club Gardens Owners Association, Inc. bylaws define a quorum as “a majority” 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!**

Thomas Clyne
Progressive Association Management
1290 N Hancock St. Suite 103
Anaheim, CA 92807

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!)

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c/o The HOA Election Guys - CCGOA_FILE
27472 Portola Pkwy #205-412
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CANDIDATE STATEMENTS
(Additional statements on reverse)

Richard Balsamo

I have served as a United States Marine. I am presently a mail carrier for the United States Postal Service. Both have taught me the importance of dedicated service to our country and our community.

We have had mail thefts this year and last year. The Board called on me for assistance. I was happy to expedite the process of continuous mail service to our boxes.

I am asking for your vote to serve as a Board Member. I know what it takes to answer the call of duty. As a Board Member, I would continue to carry out the commitment to service to Country Club Gardens.

As a homeowner, I share the common interest of moving forward in improving our community.

Regards and thank you.

Ashley Baughfman

Hi neighbors! We have been residents since 2015. My husband and I have a 10 year old daughter and an 11 year old son. I have been on the welcoming committee, grounds committee and parking committee for the last 5 years. I have in the past, led community events and community parties. I work in customer service and I love to help others! I have been the go to person for a lot of my neighbors. My goal, being on the board is to help bring the community together and listen to the needs and wants of everyone and propose thoughts to the board when making decisions that affect all of us. There is a lot of work that needs to be done in the community and I would love to help move things forward!

Marina Boevska

I would like to put forward my candidacy for the HOA Board with the goal of fostering a community built on mutual respect, collaboration, and shared goals. As a dedicated resident, I care deeply about the future of our community and am committed to promoting inclusion and creating an environment where all residents feel welcome and engaged.

I believe that open communication is the cornerstone of trust. By respectfully listening to every voice in our community, fostering transparency, and encouraging participation, I hope to build consensus around decisions that benefit us all. I am dedicated to ensuring our shared infrastructure is thoughtfully managed through long-term planning, helping to reduce financial burdens while maintaining the quality of our community. With a strong focus on clear and frequent communication, I will keep residents well-informed on key matters, including updates on financial health, budgets, reserve funds, and project progress.

Rachel Langsam

No candidate statement was provided by this candidate.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Joe Kennedy

I have been a member of the Country Club Gardens community since 2020 and I'm interested in serving on the HOA board. My goals in serving on the board would be to increase transparency about the board's operations, to build an atmosphere of mutual respect with the residents of the community, and to improve the safety and aesthetics of the complex while also building back cash reserves and balancing the budget in a responsible manner. I believe that following common sense principles and an emphasis on open minded communication between the board and homeowners will go a long way to putting this community back on track.

Greir Lee-Thorp

Hi neighbors! I'm Greir, and after living here for three years, I've gotten to know many of you and seen what our community needs most: better upkeep of our buildings, common areas, and ponds, plus way better communication about what's actually happening around here. I work in business management where I handle budgets and contracts daily, plus I've got experience in project management, construction, and tech that I think could really help tackle our maintenance challenges. But honestly, what I'm most excited about is opening up communication between the board and residents through regular email updates, project notices as things happen, maybe an online portal, and community get-togethers where we can talk face to face. I believe in being a good neighbor and working things out together (though of course we need to address safety issues and things that affect others). If you elect me, I'll work hard to maintain our property values while making sure everyone knows what's going on and feels heard.

Terry McClure

Country Club Gardens is my retirement home. I have been here for 30 years.

I enjoyed serving as your President for the past two years. I am asking for your vote to continue to serve for another two years. Our community will continue to move forward. We will make future improvements while staying within the legal limits of our budget.

No surprises. No emergency assessments or threats of foreclosures.

I will continue to protect our working families, our seniors, veterans and retirees.

We will continue to improve and upgrade in phases while keeping Country Club Gardens affordable.

Rusty Niles

No candidate statement was provided by this candidate.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Blair Rees

I have enjoyed serving as your Treasurer for the past two years.

The financial challenges for our community have been strong ones. But, today, we been able to level off.

We must continue to stay vigilant and aware in the next two years. That is why I am asking for your vote to serve you for two more years.

I have a background in Commercial Real Estate, I held management positions in finance and operations at the Irvine Company, Oakwood, and Equity Residential.

My goal is to maintain the fundamental principles of structure, consistency, and transparency in decision-making to the community. This includes making monthly reports and meeting minutes available, providing an annual calendar with regularly scheduled meetings and maintaining open communication channels.

Again, I appreciate having served you. Looking forward to serving you in 2026 and 2027.

Thank you for your vote.

Regards.

Aldina Washington

I am seeking to serve on the Board of Directors to help strengthen our Association through strategic leadership, operational excellence, and member-centered engagement. With 17+ years of experience in project management, executive consulting, and nonprofit development, I bring a proven ability to build systems, enhance programs, and support sustainable growth. My work across multiple sectors has prepared me to contribute meaningfully to our governance, ensure accountability, and elevate the member experience. I am committed to reliable participation, collaborative decision-making, and advancing initiatives that reflect our mission, values, and the evolving needs of our community.

Ruudy Young

My background is in Construction. I have been happy to be one of the Owners to provide input to our Board over the past two years. This was both on the balcony and roofing projects. I am a proud owner. We have made major improvements. Our next upgrades should be on the sidings and paintings. But these things have to be done in phases. This is how we control our costs. It is also important to have Owners and Board members involved in the day-to-day operation.

I am asking for your vote to now serve you as a member of the Board.

Regards and Thank You.



Vishhal Sharama (Owner & Resident)

3667 Country Club Dr. Unit D

Long Beach, CA 90807

emailvishalsharma@gmail.com

(562)6137354

I'm running for the HOA Board to foster a culture of mutual respect, collaboration, and a unified voice—so we can thoughtfully develop our community, enrich daily life, and enhance the value of our shared assets.

Core Values

- **Mutual respect:** Listen first, engage constructively, and treat every neighbor's perspective as essential.
- **Collaboration:** Build consensus through transparent communication and inclusive decision-making.
- **Unified voice:** Represent the community with clarity and consistency, especially on priorities that affect everyone.

Community Development & Enrichment

- **Thoughtful improvements:** Prioritize projects that enhance safety, accessibility, and curb appeal.
- **Inclusive amenities:** Support programs and spaces that serve one sole purpose, enhancing our assets and community.
- **Vibrant engagement:** Create easy, welcoming channels for resident input and volunteer participation.

Asset Stewardship & Value

- **Proactive maintenance:** Adopt lifecycle planning to protect infrastructure and reduce long-term costs.
- **Smart investments:** Align reserve spending with well-researched, community-backed priorities.
- **Financial transparency:** Provide clear, regular updates on budgets, reserves, and project outcomes.

How I'll Work

- **Open communication:** Regular updates, open forums, and timely responses to resident concerns.
- **Data-informed decisions:** Use evidence and best practices to guide projects and policies.
- **Accountability:** Set measurable goals, track progress, and adjust based on community feedback.

Commitments

- Elevate resident voices through accessible surveys, town halls, and working groups.
- Strengthen neighborhood unity with respectful dialogue and fair, consistent policies.
- Protect and enhance property values by focusing on maintenance, aesthetics, and long-term planning.

Together, we can build a community that feels welcoming, runs efficiently, and grows in value—guided by respect, collaboration, and one unified voice.