



The Old Mill Pond Homeowners 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. Two page "Important Notice" (provided previously)

Maria Arias c/o Tritz Professional Management
1525 East 17th Street, Suite A
Santa Ana, CA 92705

April 1, 2026

A Ballot Counting Meeting will be held as follows:

Date: May 4, 2026 (All mailed ballots should be received by us by May 3, 2026)
 Time: 6:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/oldmillpond)

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 is being held for a vote of the members to approve a special assessment of \$19,320.00 per unit.

Information about this special assessment was previously provided on the enclosed notice, which is included here for reference. This special assessment, if approved, may be paid for in quarterly or monthly installments as outlined in the enclosed notice. **DO NOT RETURN THIS NOTICE WITH YOUR BALLOT.**

For the ballots to be counted, a quorum of the membership must return a ballot. Pursuant to California Civil Code section 5605(d)(3) a quorum of "more than 50%" of the membership is needed, or 30 ballots. If sufficient ballots to meet a quorum are not received by the initial ballot-counting meeting or if additional participation by the membership is deemed in the best interests of the Association, the Board of Directors and Inspector of Elections reserve the right to repeatedly adjourn the ballot-counting meeting and extend the voting deadline.

Once quorum has been achieved, a majority of the ballots cast needs to vote in favor in order for the special assessment to be approved.

Detach along perforated line and place this stub in the provided window envelope.
 Please make sure that the addresses are showing through the windows.
 It might be hard to see, but there is micro-perforation to detach this stub.

OWNER SIGN ABOVE (only one owner's signature is required) **Signature must show through window or ballot will not be counted!**

Maria Arias c/o Tritz Professional Management
1525 East 17th Street, Suite A
Santa Ana, CA 92705

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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