

**500 East Del Mar Homeowners Association**

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

Beven and Brock - Laura Hoot
99 S Lake Ave
Pasadena, CA 91101

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 double-sided 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.

August 18, 2026

A Meeting of the Members will be held as follows:

Date: Saturday, September 19, 2026

Time: 9:00 AM

Location: The Central Courtyard

(Zoom and meeting info will be posted at: www.TheHOAElectionGuys.com/500delmar)

Please Note: The Inspector of Elections will be conducting the vote count over zoom and will NOT be present at the Central Courtyard. Ballots will not be accepted and cannot be cast at the meeting. All ballots must be received by us by September 18, 2026.

This Meeting of the Members is being held to vote on the election of FIVE (5) 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 500 East Del Mar Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 19 members. This quorum requirement is lowered to 20% (8 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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Pasadena, CA 91101

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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
(Additional statements on reverse)

Teresa Faraone

I've been an owner for over 26 years and recognize the significance of a Board that is open and communicative with its constituents. It is important that we all take a participative role in managing our investment and not rely only on a Board to serve in our best interest.

I have been secretary and head of the landscape committee for over 13 years. Furthermore, I've collaborated on major projects such as the recent "pool" redesign/installation, deck and Trex walkway rebuilding, and the safety focused repaving of West mailbox cement path.

For those who don't know me, I am now retired but my professional background is in senior management with national retail corporations and with academic institutions such as Cal Poly Pomona and Mt. San Antonio College.

If you are a new owner ... welcome. Please remember that it is critical that **all** owners return their ballot for a quorum in this election. We cannot have an election without a quorum which is 51% or 19 owners.

I appreciate continued support and participation in the shared governance of our HOA.

Teresa #19

Marina Makarov

4th year on the board. My goals are to achieve together with other board members proactive maintenance of the building and courtyard, healthy financial strategy, fair treatment of every member of the community

Nancy Petersen

No statement was provided by this candidate.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Ken Webster

I'm running for my fifth year on the Board to help keep the building well managed, transparent, and keep the HOA practical about spending. Many of you know me already, and I've helped with building security, maintenance issues, and follow-up on vendor and management matters. I want to keep improving communication, financial visibility, and day-to-day problem solving for the association.

Kurt Webster

I have served as Treasurer on our Board for over 24 years. It has had its challenges, but I keep coming back because I have a vested interest in our HOA, along with the interest of the other 35 homeowners.

We have had some major issues in the last several years as our building has surpassed the 40+ year mark. Aging plumbing is one of the biggest costs and the future Board will need to address the cost and impact it has had on our reserves. My mission if I am re-elected, is to build up our reserves.

The next Board will also need to look at prioritizing any upcoming capital projects that are necessary. This should be considered as we look at the 2027 Budget.