



Pacific Breeze Community Association

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

Alison Arnold
Lordon Management
1100 Flynn Road Suite 204
Camarillo, CA 93012

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.

September 8, 2026

A Meeting of the Members will be held as follows:

Date: October 14, 2026 (All mailed ballots must be received by us by October 13, 2026)
Time: 7:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/pacificbreeze)

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 THREE (3) 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 Pacific Breeze Community Association bylaws define a quorum as “51%” of the voting power of the association, or 61 members. This quorum requirement is lowered to 20% (24 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

Brian Block

There has been a vacancy on the board that I am hoping to fill so there is a complete governing body. I have been a member of the association for one year and am a retired school teacher. I have previously lived at two Ventura addresses with HOA associations and have served on the board of one of them. I have been pleased with the significantly lower association fees of Pacific Breeze, the lack of polarizing issues and the friendliness and community spirit here.. I am not a candidate for change, rather for one who will try to continue working to make our community special. On the other hand, if issues do occur, I am fortunate enough to have my wonderful wife Debra, who greets and speaks to every person and every dog in our community, to let me know of any issues. I look forward to serving if elected.

Joe Jimenez Curiel

My name is Joe Jimenez Curiel. I have lived in our community for 26 years since it's development in 2000. During this time I have come to appreciate and care deeply about this community. I believe that living in an HOA is an opportunity and privilege that requires pride of ownership and a strong commitment to living in an associated community.

The board plays a critical role in protecting and upholding property values and creating an attractive and desirable neighborhood with curb appeal which I believe can be improved through stronger leadership and community involvement.

If elected my priorities would include improving communication between the board and homeowners and ensure established rules and regulations are applied consistently and fairly.

Thank you for your consideration.

Cuahtemoc Michel

been a member of the association for many years in current role and in the past, attend all board meetings

Jeff Polis

No statement was provided by this candidate.