

**Cantora Community 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 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.

Nicole Wade
Seabreeze
26840 Aliso Viejo Parkway Suite 100
Aliso Viejo, CA 92656

July 22, 2026

A Meeting of the Members will be held as follows:

Date: August 25, 2026 (All mailed ballots must be received by us by August 24, 2026)
Time: 5:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/cantora)

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 **TWO (2) directors** to the Cantora Community Association and **ONE (1) delegate** to the Aliso Viejo Community Association (AVCA).

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

The Cantora Community Association bylaws define a quorum as “a majority” of the voting power of the association, or 82 members. This quorum requirement is lowered to 20% (33 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!**

Nicole Wade
Seabreeze
26840 Aliso Viejo Parkway Suite 100
Aliso Viejo, CA 92656

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

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)

Crystal Achenbach

I have been a resident of Cantora since 2011. While I have been a resident I have seen many positive improvements take place, however over the past year I have been drawn more and more to consider helping shape our community decisions and actions. One such area that is in desperate need of being addressed includes the parking issue we continue to have (which openly did not exist for the first 3+ years of my residency).

I have a background in science and engineering, currently leading a large team of quality managers, engineers, and quality control inspectors as a director for a local industry leading medical device company.

While it has been years since I served on a homeowner's association board, I did so in my late 20's while residing in Illinois. I fulfilled the role of treasurer on that board, actively reviewing the financial records and monitoring the financial stability of the organization.

I believe my prior experience serving a homeowner's association coupled with my logical, data driven leadership approach and direct communication style will serve Cantora residents and our association.

CANDIDATE STATEMENTS
(Additional statements on reverse)

David Weber

My reasons for running:

- 1) **Control expenses:** I want to assure that expenses are for necessary repairs to Cantora: roof repairs, paint updates, plumbing issues, pool maintenance, etc. Not for flagpoles or the replacement of perfectly good plants. Homeowners are free to express their patriotism by putting up a flag, but the Board shouldn't be spending community funds to install a flagpole at the pool because one or more members personally wants one or changing out plants because a Board member prefers them. Every major project should have three bids, and the Board should be able to share with the community the actual agreed upon expenses before approving and starting a project. That way we know how our funds are being spent and are certain everything is above board.
- 2) **Open up meetings:** I recall Cantora Board meetings before Covid. They were held in person at the Management office and often attended by 8-10 or more homeowners. People could share their concerns and know they were being listened to as they were in the same room with the Board. Covid necessitated Zoom meetings. However, in those meetings everyone has to keep their videos on to assure that they are in attendance and paying attention. During Cantora homeowner forums however, the Board turned off their videos and audios and adopted a policy of not responding to comments. When I spoke, I wondered if Board members were listening. Covid is now history and most organizations have returned to in-person get-togethers. We can continue to offer Zoom connectivity for those who want the convenience, but we should resume in-person meetings. For those on Zoom, all Board members should keep their Zoom videos on to assure they are paying attention to homeowner concerns, and someone should be required to comment on each to assure it's been heard. People will feel heard in a way they are not now feeling.
- 3) **Transparency and Closure:** We are all aware that friction has clouded the Board in recent years. Two duly elected members were excluded from participation for reasons that were never well explained to the community. After years of this, any possible legal issues are now ancient history, yet the exclusions have continued. The community deserves an explanation. Also, why do we continue to maintain an executive committee? Unless a good reason can be cited, it should be abolished.

Sergio Cardenas

Dear Members of the Cantora Community,

I hope this message finds you well.

I am writing to announce my candidacy for reelection to the Cantora Board of Directors. It has been a true honor to serve our community over the past two years, and I am proud of the progress we have made together.

During this time, we have worked hard to make Cantora an even more desirable place to live—enhancing our community's appearance, strengthening our standards, and fostering a greater sense of pride among residents. These improvements reflect our shared commitment to maintaining a high-quality, welcoming environment for everyone.

As a long-time resident of over two decades, and as a husband and father of two young adults who grew up here, I remain deeply invested in the continued success of our neighborhood. My background as a business owner, entrepreneur, and seasonal catastrophe adjuster has allowed me to bring practical problem-solving, clear communication, and thoughtful decision-making to the board.

If reelected, I will continue to focus on preserving and improving the quality of our community, maintaining strong property values, and ensuring that every decision is made with integrity, transparency, and the best interests of our residents in mind.

Thank you for your trust and support. I would be honored to continue serving you and working together to build on the strong foundation we have created.

Sincerely,

Sergio Cardenas