PH&L 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. Board of Directors Letter – two pages
5. Payment Breakdown Notice – two pages
6. Yahoo Finance Article – two pages

Dena Mark
Seabreeze
6200 S. Playa Vista Drive
Playa Vista, CA 90094

July 20, 2026

A Ballot Counting Meeting will be held as follows:

Date:	August 24, 2026	(All mailed ballots should be received by us by August 23, 2026)
Time:	6:00 PM	
Location:	via zoom.com	(Zoom info will be posted at: www.TheHOAElectionGuys.com/parkhomes)

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 $398,998.91 to replenish the reserve account which supports long-term financial health and upkeep of the association. More information can be found in the enclosed letter from the Board of Directors and Payment Breakdown notice. Members will have the option to pay the assessment over a six-month period.

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 37 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.

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!**
Dena Mark
Seabreeze
6200 S. Playa Vista Drive
Playa Vista, CA 90094

PH&L Community Association
c/o The HOA Election Guys - PHLFILE
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!)

An Important Message from the PH&L Board

We understand that special assessments are never welcome and can create financial stress for owners. Unfortunately, from time to time they are necessary to help keep our community financially stable, properly maintained, and protected for the future. The key factors driving the need for one include:

- **California's HOA insurance crisis** has caused our master policy premium to triple over the past two years, putting major pressure on the budget. Driven by severe wildfires, rising claims costs, and insurers leaving the state, these increases have directly impacted our association's insurance expenses and overall HOA budget. These costs are unlikely to decrease going forward.
- **PH&L HOA dues have not kept pace with expenses** — For several years, dues increases have lagged behind rising operating and reserve costs, which has reduced reserve funding. We want to avoid deferring critical repairs or facing even larger special assessments in the future. Even with a projected dues increase in July, we will still be spending more than $3,000 more each month than we take in – leading to further borrowing from the reserve fund and making the problem even worse.
- **Rising costs and inflation** — Over the past 5+ years, inflation, higher material costs, and rising labor rates have significantly increased the cost of services and repairs, including landscaping, plumbing, electrical work, and other vendor services.
- **Aging community infrastructure** — Our homes and common areas are now more than 20 years old, requiring more frequent maintenance, repairs, and replacements to prevent larger and more costly issues down the road.

The Board's goal is to be responsible stewards of our shared community by helping protect property values, maintain safety, and preserve the quality of life for all residents.

Adequacy of Reserves as of June 1, 2026

Anticipated Reserve Balance	$462,244.00
Fully Funded Reserve Balance	$1,508,459.21



Approving the Special Assessment will restore the Reserve to 57%

Anticipated Reserve Balance	$861,000.00
Fully Funded Reserve Balance	$1,508,459.21
Percent Funded	57%



CORPORATE OFFICE
26840 Aliso Viejo Parkway | Suite 100 | Aliso Viejo, CA 92656 | p 949.855.1800 | f 949.855.6678

SEABREEZE MANAGEMENT COMPANY

A YES Vote Means... A YES vote supports the long-term financial health and upkeep of our community while helping protect homeowners' property values and quality of life. Approval of this special assessment will help:

- **Maintain our community standards** — Preserve the beauty, safety, and overall appeal of our homes, landscaping, and shared spaces, the major reasons we all chose to live here.
- **Support necessary maintenance and repairs** — Ensure the HOA has the funding needed to address ongoing maintenance and avoid delaying important repairs that would become more costly over time.
- **Protect property values** — A stronger reserve fund and well-maintained community can help improve marketability and resale value for homeowners. One of the major areas that a prospective buyer may look at is how financially stable in the HOA.
- **Address financial needs proactively** — Taking action now helps prevent reserves from becoming further depleted and allows the community to continue maintaining the property responsibly.

If approved, owners will have the **option to pay the assessment over a six-month period.**

A NO Vote Means… We understand a NO vote may reflect concerns about additional costs and financial pressures many owners are already facing. However, without this funding, the association would still need to address necessary expenses through other means. Potential impacts could include:

- **Delays in maintenance and repair projects** — Some projects may need to be postponed until sufficient funds are available, which almost always leads to higher repair costs when the projects are finally completed.
- **Potential for emergency assessments** — If a major repair or unexpected failure occurs, the Board may need to impose an emergency assessment, as allowed under California law, to address urgent safety or property issues.
- **Impact on property values and marketability** — Communities with deferred maintenance or underfunded reserves can face challenges maintaining property values and attracting future buyers.
- **Continued financial strain on the HOA** — Existing funding gaps would remain, making it more difficult for the association to maintain the community and plan responsibly for future needs.

Special Assessment Payment Breakdown

Date: June 2026

Dear Homeowners,

The Board of Directors would like to provide a clear summary of the proposed special assessment allocation and monthly payment amounts for each unit type. The total proposed special assessment is **$398,998.91** and has been calculated using a combination of:

- Variable expenses allocated by unit square footage;
- Additional loft-related shared expenses allocated equally among the 63 loft units; and
- Fixed expenses allocated equally among all 73 units.

The chart below summarizes the estimated assessment amount for each unit type, along with the estimated monthly payment amount.

Unit Type	Square Footage	Assessment Per Unit	Number of Units	Total Amount Owed	Proposed Monthly Payment (Paid Over 6 Months)
Park Homes1	3,351	$7,932.22	5	$39,661.12	$1,322.04
Park Homes 2-A/B	3,470	$8,106.55	4	$32,426.22	$1,351.09
Park Homes 2-C	3,493	$8,140.25	1	$8,140.25	$1,356.71
Lofts A	1,039	$4,797.24	21	$100,742.06	$799.54
Lofts B	1,235	$5,084.37	20	$101,687.42	$847.40
Lofts C-1	1,384	$5,302.65	14	$74,237.08	$883.77
Lofts C-2	1,357	$5,263.09	8	$42,104.76	$877.18
TOTAL			**73 Units**	**$398,998.91**	

How the Assessment Was Calculated

1. Variable Expenses

A portion of the assessment was allocated based on each unit's square footage. Larger units were assigned a proportionally larger share of these costs.

2. Loft Shared Expenses

Certain expenses apply specifically to the loft buildings and were divided equally among the 63 loft units.

3. Fixed Expenses

Fixed project costs were divided equally among all 73 units within the Association.

Monthly Payment Information

The monthly payment amounts shown above are proposed installment amounts based on the proposed payment schedule. Each owner's total amount due will depend on their unit type and corresponding allocation listed in the chart above.

The Board understands the financial impact of a special assessment and has worked to create an allocation method that is fair, transparent, and consistent with the project expenses benefiting the community.

Please retain this notice for your records.

Thank you.

yahoo!finance

Mon, May 18, 2026 at 3:00 AM PDT

Did your HOA dues spike last year? You're not alone.

Median fees jumped 44% last year to $757, according to one data provider.



Claire Boston · Senior Reporter

The hidden costs of homeownership — things like property taxes, homeowners association fees, and insurance payments — are rising fast. For the more than 20 million homeowners who pay HOA fees, 2025 was likely a particularly expensive year.

After years of holding relatively steady around $500 annually, median HOA dues spiked 44% last year to $757, according to data from Vantaca, an HOA management software company.

And while the median costs of special assessments — the sometimes onerous one-time fees that pay for unexpected communal expenses or major repairs and upgrades — haven't seen a major jump, more associations are levying them. Nearly 10% of HOAs had a special assessment last year, up from 7.8% in 2021. The median bill was $1,100.

2025 was likely an inflection point for HOAs that had been absorbing the rising costs of insurance, repairs, and natural disaster recoveries without raising regular dues, said Ben Currin, Vantaca's CEO.

While few homeowners like to see their HOA dues go up, holding fees at an artificially low level has its own set of risks. In the long run, that move can leave HOAs with underfunded reserves, leading them to defer needed maintenance or levy hefty special assessments to pay for repairs.

Following the 2021 collapse of a condo building in Surfside, Fla. — a disaster that occurred in part due to decades of deferred maintenance — more HOA boards and association management teams are shoring up their reserves.

“For a long time, there was this trend of more and more underfunded reserves,” Currin said. “People are starting to fund their reserves at a better clip than they had a few years ago. That does trickle through in assessment dollars.”

Is another major spike in fees possible this year? Not necessarily, Currin argues. Boards that pay attention to their reserve funding levels and routine maintenance needs now can likely “have a smoother and more predictable assessment trajectory over time.”

But as more frequent and intense natural disasters increase insurance premiums and repair costs, HOAs without adequate reserves will likely see their dues spike, if they haven’t already.

“I think the folks who continue to underfund reserves will see bigger and bigger swings,” Currin said.

###

Claire Boston is a Senior Reporter for Yahoo Finance covering housing, mortgages, and home insurance.