



Quail Creek – La Paz Condominium Association

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

Melissa Pease
Powerstone
9060 Irvine Center Drive
Irvine, CA 92618

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.

April 30, 2026

A Meeting of the Members will be held as follows:

Date: June 17, 2026 (All mailed ballots must be received by us by June 16, 2026)
 Time: 6:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/quailcreek)

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 FIVE (5) directors.

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

The Quail Creek – La Paz Condominium Association bylaws define a quorum as “one-third (1/3)” of the voting power of the association, or 102 members. This quorum requirement is lowered to 20% (62 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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Powerstone
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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)

Jim Grasso

No statement was provided by this candidate.

Margaret Hynds

My name is Margaret Hynds and I moved to beautiful Quail Creek in early 2023. I immediately fell in love with our community but experienced a lot of issues trying to communicate, and work, with the prior management company. I ran for a position on the board hoping to make a difference so that others didn't experience similar frustrations as I had.

I was elected and assumed the roles of treasurer and secretary. In the 9 months in this role I have carried out my duties and always with an eye on looking for ways to reduce costs. I would like to continue in this role and do my part to keep Quail Creek an amazing place to call home.

I have learned a lot in the past 9 months about HOA's and have also attended a few webinars for directors. It takes some time to feel well oriented to the position of director and there is always more to learn. Also, my attendance at monthly meetings has been 100% and was near 100% prior to becoming a board member.

Vote for me and you will get a director that is committed to being fiscally responsible with your money and keeping Quail Creek the best place to live

Thank you,

Margaret Hynds

CANDIDATE STATEMENTS
(Additional statements on reverse)

Name: Carol Patten

Occupation:

Legal Assistant / Paralegal employed for 30 years.

Goals and Objectives:

To preserve and protect our community through diligent and proper management of operating costs, funding reserves and maintaining the community in accordance with Quail Creek's governing documents. Listen to and address homeowner issues and concerns and take proper action to resolve them.

Community Association Experience:

Quail Creek Board member for 12 years. Currently serving on the Architectural Committee. Served on the Landscape Committee.

Civic Organizations and Positions Held:

Orange County Poll Worker for 10+ years. Company team organizer volunteer for the annual Race for the Cure event for 3 years. Volunteer team member for local American Breast Cancer Awareness events for 3 years.

State why you should be elected to the Board of Directors:

As a Quail Creek homeowner for 30 years, I enjoy living in our community and want to see it continue to be well maintained and a safe environment. I feel my Board member experience provides me with the knowledge of the Board's responsibilities to the Community and what it takes to accomplish this. I would welcome the opportunity to serve on the Quail Creek Board.

Thank you for your consideration.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Name: Susan Stephens *

Occupation: Presently retired. Prior to my retirement I was employed for 34 years in the telecommunications industry where I wrote software translations for new and existing digital switchers. I also taught software translation classes and wrote methods and procedures for communication technologies.

Goals and Objectives: I believe in addressing the needs of homeowners while protecting the community, ensuring that the Board does its utmost to reduce liability, increase the value of our homes and keep the operating costs under control. I also recognize the need to meet the needs of maintaining the infrastructure which is showing signs of aging as we approach the 47th year mark since Quail Creek was built.

Community Association Experience: I have 23 years HOA Board experience, 18 years of which were as Board President. I have experience chairing the Landscape and Rules & Regulations committees. I have worked closely with Quail Creek's vendors, property management and homeowners as a liaison, ensuring the concerns, questions and problems of the community are addressed.

Civic Organizations and Positions Held: I am a lifetime member of Telecom Pioneers of America, an organization of community minded individuals who participate in disaster assistance, literacy, beach cleanups, food distribution to the less fortunate and special competitions for the physically challenged. I attend church regularly and am involved in church activities.

Candidate Statement: I am an original Quail Creek owner who strongly believes there is much to be accomplished in the coming year and would eagerly welcome more participation and involvement from on-site owners, whether attending Board meetings or volunteering to serve on our committees. I know how important it is to all homeowners to see the value of their properties safeguarded. I look forward to working with a larger percentage of homeowners in the coming year to ensure this continues to be accomplished.

With my experience and qualifications, I can provide advice on operating issues as well as the strategic guidance needed that looks at future opportunities to improve processes, owner satisfaction and overall enjoyment of being a property owner at Quail Creek.

I am an out of the box, strategic thinker that listens to property owners, challenges the status quo, is always looking for better, fiscally responsible, and faster ways of doing things. If these qualities align with your priorities and values, I humbly ask that you re-elect me to the Quail Creek Board of Directors.

With respect to the multiple infrastructure project currently in progress, it is imperative to elect board members with years of hands-on experience in operations and management.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Name: Susan Stromswold

Occupation: Senior Executive Admin at First American Mortgage Solutions, a Division of First American Title Insurance Company, for 15+ years. With 15 years of accounting experience, I understand how to balance a budget.

Goals and Objectives: Keeping operating costs under control, protecting the community, reducing liability, maintaining infrastructure at Quail Creek, and most importantly, paying into our reserves.

Community Association Experience:

I am currently serving as a Board Member on Quail Creek-La Paz HOA, and am also serving on the Architectural Committee (18+ years).

Civic Organizations and Positions Held: Former member of the charity group for Boys and Girls Town for 5 years, as well as continue to give of my time for charities within the First American Title organization for the past 15 years. Also, I am a Notary of the Public and former Realtor with Century 21 Beachside.

Candidate Statement: As a homeowner at Quail Creek for 21 years, I take great pride in the Quail Creek community. I will work towards building better relations between the Board Members and the Community, as I believe when people agree with each other, and there is mutual respect, much more can be accomplished. I am a professional and a multi-tasker and believe I could be a positive influence if re-elected to the Board.

Thank you for your time and consideration.