

**Bear Brand Ranch Community Association**

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

The Management Trust - Julie Clausen
5 Peters Canyon Rd, Suite 200
Irvine, CA 92606

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

November 7, 2025

A Meeting of the Members will be held as follows:

Date: December 9, 2025

Time: 1:00 PM

Location: Laguna Niguel City Hall

All mailed ballots should be received by us by December 8, 2025.

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 Bear Brand Ranch Community Association bylaws define a quorum as "50%" of the voting power of the association, or 64 members. This quorum requirement is lowered to 20% (26 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!**

The Management Trust - Julie Clausen
5 Peters Canyon Rd, Suite 200
Irvine, CA 92606

Bear Brand Ranch Community Association

c/o The HOA Election Guys - BearBrandRanchFILE
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)

Mary Goodarzi

My name is Mary Goodarzi Zia, and my husband and I are thrilled to be part of the Bear Brand community with our two children—a 7-year-old daughter and a 5-year-old son. As newer residents, we're very much looking forward to meeting and connecting with more of our neighbors and becoming actively involved in the Bear Brand community. I also work part-time as a child psychologist at a private practice within the community, and I feel very fortunate to both live and work in such a wonderful area.

CANDIDATE STATEMENTS

(Additional statements on reverse)

FLORENCE KIM **CANDIDACY STATEMENT**

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

Hi! My name is Florence Kim. We have lived in Bear Brand Ranch since 2021, and I was asked to join the Board in 2022. I currently serve as the President of the Board, a member of the Finance Committee, and the chair of the Architectural Design Committee. I have truly enjoyed serving the residents of BBR, and I am proud of what we have accomplished so far. As a Board, our goal has been to represent our residents by creating better communication, transparency, process, and engagement. We have many projects still in progress that I would like to see through to completion.

I am most proud of the fact that our Board has become a functioning and cooperative group, and one that welcomes information and ideas from our neighbors, and vets and discusses these in an open collaborative manner. Our work for BBR has been made more challenging as our new management company Management Trust has not responded to our needs as well as we would have liked, requiring four different HOA managers within the last two years. We have worked collaboratively with the management company to improve their performance and responsiveness to our Board and members, and are pleased that there has been a significant improvement most recently. I will continue to shepherd this process with Management Trust to ensure that this improved reliability and responsiveness is sustained for our homeowners.

Some important projects where we have made improvements, but are still in progress:

- Security and safety concerns continues to be top of mind, and we are still in the midst of several neighborhood fencing, lighting, and camera projects, to decrease access by outsiders and improve visibility in and around our neighborhood.
- Fire-risk mitigation for our community is also extremely important, and we will soon be tackling this with the help of the OC Fire Authority and an independent landscape consultant.
- The finances of our community association are important, and we on the Finance Committee have worked hard to provide good stewardship and transparency of your monthly assessments, keeping a watchful eye on expenses where possible, and considering addition of technology that can improve service.
- For the Architectural Design Committee, we have overhauled the application, contractor guidelines, and fee schedule, and incorporated an architectural consultant who vets all home improvement proposals, so that we have objective architectural and engineering expertise that was previously lacking. However, we continue to work to improve response and turnaround times.

I am mission driven. In my prior professional work as a psychiatrist, I listened and treated all types of people in every walk of life. It would be my honor to continue to listen to your concerns and embrace the mission of keeping our Bear Brand Ranch at its best.

WHAT IS YOUR BACKGROUND?

We have lived in Bear Brand Ranch for 4 years now, and we love our neighborhood. I was born and raised in Texas. I went east for college, graduating from Harvard-Radcliffe before returning home to Texas for med school, where I received an MD and MS from the Baylor College of Medicine. I was an academic psychiatrist at the Baylor College of Medicine in Houston focused on clinical research on bipolar disorder and cognition and led the comprehensive neuropsychiatric evaluation unit at the Menninger Clinic before moving to North Carolina. While in NC, I served on the Boards of the Charlotte Mecklenburg Library Foundation as well as the Children's Theatre of Charlotte. The Children's Theatre is the largest professional producing theatre in the NC region with an endowment of \$17 million and an annual operating budget of \$5 million, and I served as Chairman of the Board and on executive committee during my years at the theatre. While there, I received training on board management, equity and inclusion, and incubating innovation in the arts.

Since moving to California 4 years ago, I no longer practice, but have focused on raising our two children and supporting my husband Ed, who serves as the Physician-in-Chief at City of Hope OC and who is tasked with building the new Irvine campus to help those afflicted with cancer. Ed also serves on the boards of the Pacific Symphony and Octane. Our son Alex is in college at Stanford, and our daughter Elyssa is in medical school at Case Western Reserve in Cleveland. We are adjusting to life as new empty-nesters. My husband Ed and I both golf socially and play tennis (socially to ultra competitively depending on the setting). We are members at Shady Canyon Golf Club, so please give us a call if you need a fourth to round out your tennis doubles or golf foursome!

CANDIDATE STATEMENTS

(Additional statements on reverse)

Candidate Statement – Karen Lauener

For nearly 19 years, this neighborhood has been more than my address—it's where my husband and I raised our three children, built friendships, and created memories. I want to ensure it remains a safe and thriving community for generations to come.

Accountability. Transparency. Community.

Several key areas need our attention:

- **Fire Safety & Compliance** – Our landscaping is still not in full compliance with OC Fire Authority standards. This creates risks for homeowners, from insurance challenges to costly special assessments if a wildfire occurs. As a member of the Landscape Committee, I've seen firsthand that we need stronger follow-through—keeping planting maintained, clearing V-ditches, and repairing leaks. Just as important, we should begin applying for the same state grants our neighbors in Bear Brand Ridge, Ocean Ranch, and Laguna Heights already enjoy, saving them hundreds of thousands of dollars on landscape maintenance. With initiative, our community can benefit too.
- **Architectural Guidelines that Respect Homeowners** – Many neighbors feel the current process is confusing, costly, and sometimes unfriendly. Routine maintenance is treated like major remodels, and fees are often excessive. The architectural committee should be a **partner to homeowners, not a gatekeeper**. We can update the guidelines to distinguish between basic upkeep and real design changes, reduce unnecessary costs, and provide clear, fair, and respectful approvals.
- **Revitalizing Our Parks** – Two of our community parks, including one secured to us in the Subdivision Map Act, have been neglected for years. Instead of hazards and dead turf, they could once again be assets—a children's play area, defensible fire space, or even new amenities like pickleball or sand volleyball courts. Right now, strict rules are being placed on kids riding bikes which makes sense, but little has been done to give them alternatives. Our kids deserve safe, healthy spaces to play and gather. Restoring our parks builds community instead of conflict.
- **Smarter Security & Technology** – In addition to current security costs, tens of thousands of dollars have been spent on Dwelling Live, a system few residents use. Similar tools could be integrated into our existing security contract for far less—delivering better service at a lower cost. We should expect full value for what we already spend, instead of adding unnecessary expenses.

This isn't my first time running, and I know that shows two things: I'm persistent, and I care enough about our community to keep showing up. I don't see this as a title — I see it as a way to serve my neighbors and contribute solutions that benefit us all. I believe good leadership also means listening to neighbors, collaborating with fellow board members, and putting community needs ahead of personal agendas.

Thank you for considering me. With your support, I hope to bring persistence, practicality, and heart to serving our community.

Karen Lauener
6 Morning Dove, Laguna Niguel

CANDIDATE STATEMENTS
(Additional statements on reverse)

Candidacy Statement – Grace Ohanesian

Bear Brand Ranch has been my home for 33 years, and I care deeply about this community. It is where I have raised my family, built lasting friendships, and experienced the strong sense of connection that makes our neighborhood so special. For the past six years, I have had the privilege of serving on the Board of Directors, as well as chairing and co-chairing committees such as Landscape and Gate Access. Through this work, I have developed strong relationships with vendors and, most importantly, with many of my neighbors. These experiences have provided me with a deep understanding of the responsibilities, challenges, and opportunities involved in serving on the Board, and I would be honored to continue giving back to the place I proudly call home.

My primary objective as a board member is straightforward: to ensure that Bear Brand Ranch remains a safe, beautiful, and welcoming community we can all be proud of. As chair of the Landscape Committee, I have taken an active role in preserving the aesthetic appeal of our neighborhood. I regularly walk our streets, slopes, and hillsides to ensure they are well maintained, and I work directly with vendors to address issues promptly—whether repairing fixtures, improving landscaping, or implementing proactive fire-prevention measures. I am equally committed to fiscal responsibility, actively participating in vendor evaluations and contract negotiations to ensure that our community receives high-quality service at the most responsible cost. Reliable and efficient vendors are essential to keeping our neighborhood safe, well cared for, and operating smoothly, while also maximizing the value of every dollar spent.

Looking ahead, my goal is to continue strengthening our community through transparency, resident engagement, and opportunities that bring neighbors together. Above all, I want every homeowner to feel heard, respected, and supported in board decisions. I value open communication and make myself readily available to listen, answer questions, and address concerns.

Bear Brand Ranch is more than just where we live—it is our shared community. I am committed to ensuring that it remains safe, beautiful, and connected for generations to come.