

**Pentridge Cove II 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. A letter dated April 1, 2025 from the Board of Directors with updated information (3 pages)

Elizabeth Terry - Seabreeze Management
26840 Aliso Viejo Parkway, Ste. 100
Aliso Viejo, CA 92656

April 4, 2025

A Ballot Counting Meeting will be held as follows:

Date: May 8, 2025 (All mailed ballots should be received by us by May 7, 2025)
Time: 5:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/pentridgecove)

Physical location to attend the zoom meeting: Seabreeze Office – 26840 Aliso Viejo Parkway, Suite 100, Aliso Viejo, CA 92656

Please be advised that the Association is redoing this vote. **If you submitted a ballot already, please do so again. Your previous ballots will NOT count for this election.** This Meeting is being held for the members to vote on a measure giving authorization to the Board of Directors to secure a loan in the amount of \$500,000.00 on behalf of the association. The purpose of this loan is to fund your reserves and the immediate repair projects throughout the community. This is NOT a special assessment and owners will NOT be assessed for this. More information about this measure can be found in the enclosed letter from the Board of Directors.

For the ballots to be opened and counted, California Corporations Code 7513(c) requires us to tell you that a quorum of “a majority” of the membership, or 27 ballots, need to submit a ballot. This quorum number is irrelevant in this election because in order for the loan measure to be approved, your bylaws state two-thirds ($\frac{2}{3}$) of the voting power of the Association, or **35 members, need to vote in favor. These 35 affirmative votes are our target.** If sufficient ballots to meet this approval threshold 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.

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!**

Elizabeth Terry - Seabreeze Management
26840 Aliso Viejo Parkway, Ste. 100
Aliso Viejo, CA 92656

Pentridge Cove II Community Association

c/o The HOA Election Guys - PentridgeCovell_FILE
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!)

April 1st, 2025

Attention Pentridge Cove II Homeowners

SUBJECT: URGENT HOA LOAN – Your Vote is Critical

Homeowners,

Enclosed, you will find an important mailer regarding our community's upcoming loan vote. This mailer contains essential information that will impact the future of our neighborhood and requires your immediate attention. The most recent loan vote in March did not pass as the Association did not receive enough votes. The votes received, were overwhelmingly in favor of the loan vote so we are extremely hopeful for the passing of this vote. 32 ballots had been received, 29 votes were in favor. Per Pentridge Cove II Bylaws, two-thirds ($\frac{2}{3}$) of the voting power of the Association, or 35 members, need to vote in favor in order for the loan measure to be approved. Because of the importance of the loan, we are immediately trying again for a third time.

Why Is This Loan Necessary?

Pentridge Cove II was built in 1983, and like any aging community, it requires ongoing maintenance and repairs to ensure safety, protect property values, and comply with legal requirements. Our reserves are critically low, and we do not have sufficient funds to cover the legally mandated SB326 repairs and other essential maintenance projects.

Top Priority Repairs

1. **Stairwell and Balcony Repairs (Required by SB326)**
 - The recent special assessment covers only about 50% of the construction costs for these legally required repairs.
2. **Roof Repairs and Partial Replacement**
 - Roof deterioration has already led to leaks, and if left unaddressed, water damage will significantly increase costs. Delaying these repairs is no longer an option.
3. **Boiler Replacement**
 - Both community boilers have been repeatedly repaired and are now at the end of their lifespan. If they fail, homeowners may face an emergency replacement situation.
4. **Pool Heater and Heat Pump Replacement**
 - These systems have been deferred for too long and are at the end of their useful life. If not replaced, the pool and spa will become unusable.

CORPORATE OFFICE

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



BAY AREA
COACHELLA VALLEY
INLAND EMPIRE
LAS VEGAS
LOS ANGELES
ORANGE COUNTY
SAN DIEGO

5. **Asphalt Repair and Resurfacing (Including Entryway Replacement)**
 - The entry has become a serious trip hazard and is causing vehicle damage due to erosion and lifting pavers.
 - Cracking asphalt is allowing water to seep underneath, further deteriorating the surface.
6. **Community Stream Repair and Cleaning**
 - It is unclear when (or if) the streams have ever been properly cleaned or repaired.
 - Due to unsanitary conditions and safety concerns, this has now become a top priority.

What Does This Mean for Homeowners?

A "YES" Vote:

- No additional financial impact on homeowners.
- The Interest on the loan is built into the loan itself, similar to a home mortgage – there is no added burden to homeowners.
- Reduces the likelihood of another special assessment in the near future.
- Helps stabilize HOA dues and prevent significant increases.

A "NO" Vote:

- A second special assessment will likely be required to cover critical repairs.
 - HOA dues will continue to increase significantly until repairs are completed.
- This loan is essential for the long-term well-being of our community.**

Your vote matters. Please take a moment to review the information and make an informed decision.

REMINDER: The Association is redoing this vote. If you submitted a ballot already, please do so again. Your previous ballots will NOT count. This is NOT a special assessment and owners will NOT be assessed for this.

Loan Ballot: Obtain a loan in the amount of \$500,000.00 ("**Loan**") in order to replenish the Association's reserve accounts and fund necessary repairs and maintenance of the common areas as further explained below. Approval of the ballot measures is critical. If the Loan is not approved, the Association will be forced to utilize other funding sources (i.e., depleting the Association's reserve accounts, continual increases in the Association's regular assessment amounts, or further emergency assessments) as needed. Such actions are likely to jeopardize the financial viability of the Association and adversely impact the members' respective property values. Your vote is crucial in

determining whether this loan will be approved. We urge you to review the ballot carefully and participate in this important decision-making process.

PURPOSE OF THE PROPOSED LOAN:

The balcony decks, landings, and stairwells throughout the community have been inspected as required by law and have, in some cases, been found to be in a deteriorated condition requiring repairs. The cost of these repairs will seriously deplete the Association's reserve accounts at a time when the Association common areas are also in need of street repairs, curb painting, roof/fascia repairs and water stream cleaning, among other reserve components. Accordingly, the Board is seeking member approval to obtain a Loan in the amount of \$500,000.00 payable over 120 months will be utilized in order to generate the funds needed to undertake the required maintenance and repair of all affected balcony decks partially including those which require Emergency Repairs, as well as the other reserve components noted above that are in need of repairs ("the Project").

If you have any questions or need further clarification, do not hesitate to reach out to our Community Manager at Seabreeze Management. You can contact her via email at elizabeth.terry@seabreezemgmt.com or by phone at 949-672-9076.

Thank you for your prompt attention to this matter. Your participation and feedback are vital to ensuring that we make informed decisions that benefit our community as a whole.

Sincerely,

The Pentridge Cove II Association Board of Directors