



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

Vanessa Orozco
5900 Wilshire Blvd., Suite 710
Los Angeles, CA 90036

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 17, 2025

A Meeting of the Members will be held as follows:

Date: December 18, 2025 (All mailed ballots must be received by us by December 17, 2025)
Time: 7:00 PM
Location: via Google Meet (Google Meet info will be posted at: www.TheHOAElectionGuys.com/universal)

If you do not have the ability to access Google Meet, 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 ONE (1) director. 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 Universal Condominium Homeowners Association, Inc. bylaws define a quorum as “a majority” of the voting power of the association, or 7 members. This quorum requirement is lowered to 20% (3 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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Los Angeles, CA 90036

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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)

Emily Marchese

Hello,

I'd like to formally nominate myself to continue serving as Secretary on the Board. I originally stepped into this position when Ryan left, and I've greatly valued the opportunity to contribute since then.

I've been a homeowner here since March 2024 and joined the Board shortly after, in June 2024. Since then, I've built strong relationships with many of our vendors and have become familiar with the most recent maintenance projects, which helps ensure continuity for future warranties and issues. Working from home allows me the flexibility to meet with vendors and be on site whenever needed.

My background is in logistics, and I currently run my own business as a self-employed business owner. I also have prior board experience, having founded and served on the board of a non-profit organization from 2015 to 2020.

As a first-time homeowner, I care deeply about our community and believe in fairness, transparency, and proper maintenance of the building. I'd like to continue bringing that perspective to the Board.

I believe I can continue to be an asset to the team and would be honored to serve as Secretary again.

Thank you for your consideration,
Emily Marchese
Unit #8

CANDIDATE STATEMENTS
(Additional statements on reverse)

Joseph Marchese

Hello Neighbors,

My name is Joseph Marchese (Unit 8), and I am running for President/Director of our HOA. Since moving into the building a year and a half ago, I have attended every board meeting and have become deeply invested in both the property and the community. This is our first purchase home, and my wife and I (and of course Margo) hope to enjoy it for many years to come. I want to see not only our building flourish, but also for each resident to see their investment, whether financial or personal, thrive.

I believe our community can achieve more through unity, transparency, and compromise. As your President, I will focus on updating our CC&Rs and fostering a positive, collaborative culture that reflects the times we live in, while establishing clear guidelines that we can all support. Just as we care for our personal well-being, we need to ensure the building's "internal health" is strong, prioritizing what's best for the property from the inside out. I am committed to leveraging our management company effectively and ensuring communication within our building is clear, constructive, and beneficial for all residents.

It's important to separate the personal side of the HOA from the work, ensuring that meetings, voting, and communication are constructive. Clear lines of communication should flow directly through our management company to promote fairness and efficiency.

With my background in managing multiple teams, meeting deadlines, and encouraging both growth and stability, I feel I can be a strong leader for our building. Together, we can ensure that the building continues moving in the right direction while cultivating a supportive and engaged community for all residents.

I hope to earn your support and work with you to create a thriving, harmonious environment that benefits everyone.

Best,
Joseph Marchese

Candidate Statement: Ramzy Masri for HOA Board Treasurer

Ramzy Masri

Hello neighbors,

My name is Ramzy Masri, and I'm running for the position of Treasurer on our HOA Board. I'm a recent addition to our community in #10, and I'm eager to pitch in and share my perspective to make sure our building continues to be a great place to live for everyone.

Like many newer owners, I bought into this community at a recent market peak. This means I'm deeply invested—both personally and financially—in protecting the value of our shared home. I believe smart financial planning is the key to keeping our community healthy, stable, and desirable. As Treasurer, my main goal would be to manage our money openly and fairly, always with an eye on the future.

My background is in art and art history, which has taught me to appreciate good design and the importance of preserving it for the long haul. I'm a huge admirer of Ray Kappe's work, and I see us as caretakers of his vision. I'll bring a detail-oriented eye to the board, making sure our plans for upkeep and improvements are both financially smart and true to the building's unique character. This long-term view is crucial for a Treasurer, who must plan not just for next month, but for the years ahead.

If elected, I'll push for financial reports that are easy for everyone to understand and help create fair systems to protect our collective investment. This means budgeting responsibly, keeping a close watch on our reserves, and planning ahead to avoid surprise assessments. I want to make sure our processes are equitable for everyone, whether you've lived here for years or just moved in.

But it's not just about the money. A strong community is built on good relationships and a shared sense of ownership. I'm excited about the idea of a "culture reset" to help build a more connected and neighborly environment. I'm eager to help with initiatives that bring us all closer, and I believe a well-managed budget is what makes those efforts possible.

I'm running for Treasurer because I care about the long-term financial health and prosperity of our building. I offer a fresh perspective, a commitment to fiscal responsibility, and a genuine desire to build a stronger community with all of you.

Thanks for your consideration. I hope I get the chance to serve you.

Sincerely,

Ramzy Masri, #10

(Additional statements on reverse)

CANDIDATE STATEMENTS
(Additional statements on reverse)



A Note from The Inspector of Elections:

After the nomination period closed, we received a nomination from the member below. As this nomination came in after the nomination period had closed, we are not able to print their name on the ballot. You can vote for this member by writing their name on the ballot, and casting vote(s) as you would for any of the other candidates.

Brandon Kim

No candidate statement was provided by this candidate.