



Beacon Hill Village Homeowners 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. One double-sided page 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.

Otis HOA Management
23120 Alicia Parkway, Suite 215
Mission Viejo, CA 92692

April 2, 2026

A Meeting of the Members will be held as follows:

Date: May 11, 2026 (All mailed ballots must be received by us by May 10, 2026)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/bhvillage)

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. 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 Beacon Hill Village Homeowners Association bylaws define a quorum as “50%” of the voting power of the association, or 67 members. This quorum requirement is lowered to 20% (27 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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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!)

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CANDIDATE STATEMENTS - Additional statements on reverse

Patricia Brunell

No statement was provided by this candidate.

Walt Clark

My name is Walt Clark and I have been a resident of Beacon Hill Village for 24 years. I have had the privilege to serve as a volunteer on the Board of the Beacon Hill Village Homeowners Association for the last six years in the capacities of Secretary, Landscape Chairman and previous Treasurer. My goals for the community are simple. Continue to maintain the beauty and safety of our community in a fiscally responsible manner while adhering to our homeowners association's governing documents and principles. Thank you for your consideration.

Andrea Redfield

It would be my honor to continue in serving you, as a Beacon Hill Village HOA board representative. It has been a pleasure to help the talented board, and management company, in managing our community. Maintaining fiscal responsibility, infrastructure integrity and well-maintained common areas. I humbly ask for your vote so I may continue these efforts.

**CANDIDATE STATEMENT OF
CAROL FUSCO-FAULKNER**

I have been a resident, together with my husband Kevin, of Beacon Hill Village (BHV) for 20 years.

I currently volunteer and serve as a Director for BHVHOA in the role of President for the last 6 years and Secretary for the 2 years prior.

Through my leadership with fellow board members and property management, we remained dedicated to protecting BHV's capital assets, maintaining strong fiscal oversight, and representing the best interests of our community and members.

Together, we have focused on preserving and enhancing the beauty, safety, and integrity of our neighborhood and have achieved meaningful improvements:

- Hiring a proactive property manager who conducts onsite monthly inspections and oversees day-to-day operations.
- Maximizing reserve investment returns during favorable interest-rate periods
- Maintaining a balanced budget
- Installing new branding signs, which include no-soliciting and no-trespassing notices at the entrances of Camship, Bawley and Windcrest
- Applying fresh slurry seal to our streets
- Planting new trees throughout the community
- Completing regular annual Spring and Fall tree trimming
- Repainting curbside house numbers
- Repairing damaged sidewalks and streets

In the next term, I will continue prioritizing the needs of our aging community while planning responsibly for the future and kindly ask for your vote so I may continue helping Beacon Hill Village stay a safe and beautiful community.