



Portola Hills North Community Association

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

Shellbey Guay c/o PCM
27051 Towne Centre Dr., Suite 200
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 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.

January 17, 2026

A Meeting of the Members will be held as follows:

Date: February 19, 2026 (All mailed ballots must be received by us by February 18, 2026)
 Time: 5:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/portolahills)

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 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 Portola Hills North Community Association bylaws define a quorum as “35%” of the voting power of the association, or 72 members. This quorum requirement is lowered to 20% (41 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!**

Shellbey Guay c/o PCM
27051 Towne Centre Dr., Suite 200
Foothill Ranch, CA 92610

Portola Hills North Community Association
c/o The HOA Election Guys - PortolaHillsNorthFILE
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

Linda Petitti

I have been a member of the association for over 2 years. I am very active in preventing overspending by watching water bills and arguing with IRWD, and questioning Ironridge when they send invoices. I also set up our reserve money on a CD ladder so we could have the money work for us while still being fairly liquid. I have attended all but one of the board meetings and would like to continue serving. If anyone wants join and I am voted out, however, I would be very happy to share where we are financially and in Ironridge negotiations. We are all in this together.



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. Please note that this member, or any other write-in candidates, would need to be nominated from the floor of the meeting to be elected to the board.

John Liu

I've organized our HOA first get together party and know most of the neighbors. I would love to be one of the board members and help in any way I can.