



**Serrano Summit 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. 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.*

Colton Salinger  
Seabreeze  
501 Serrano Summit Drive  
Lake Forest, CA 92630

April 2, 2026

A Meeting of the Members will be held as follows:

Date: May 14, 2026 (All mailed ballots must be received by us by May 13, 2026)  
 Time: 12:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/serrano](http://www.TheHOAElectionGuys.com/serrano))

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: **501 Serrano Summit Drive, Lake Forest, CA 92630**

**Please Note:** The Inspector of Elections will be conducting the vote count over zoom and will NOT be present in person. Ballots will not be accepted at the meeting and should be received by The HOA Election Guys (via mail or hand delivery) no later than 5:00 PM on May 13, 2026, at 27472 Portola Parkway, #205-412, Foothill Ranch, CA 92610.

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 Serrano Summit Community Association bylaws define a quorum as “25%” of the voting power of the association, or 135 members. This quorum requirement is lowered to 15% (81 members) at a reconvened meeting. If quorum is not reached at any meeting, no election will be held and a new date may be set. This may cause further delay and may result in the Association incurring additional expenses.

Last year, the Association did not reach quorum. 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](mailto: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!**

Colton Salinger  
Seabreeze  
501 Serrano Summit Drive  
Lake Forest, CA 92630

**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!)

**Serrano Summit Community Association**

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

Additional statements on reverse side



*CHARLENE FELL*

*Candidate for RE-Election*

## Serrano Summit Board of Directors Candidate Statement

Greetings Serrano Summit Neighbors:

My name is Charlene Fell, and I am honored to currently serve on your HOA Board. I respectfully ask for your support as I seek re-election to continue serving the Serrano Summit community.

Since April 2022, my husband and I have proudly called Serrano Summit our home. I am deeply committed to preserving the beauty, value, and sense of community that make our neighborhood such a special place to live. As founder and Chair of our Social Committee, I value bringing neighbors together and strengthening our sense of community.

I bring a broad range of experience and a professional background in design and construction, with strong financial acumen, budget oversight, and a practical, solutions-driven approach to decision making. Transparency, professionalism, collaboration, and fiscal responsibility guide every decision I make.

I am committed to maintaining home values, ensuring financial stability, fostering open communication, and working in the best interest of all residents.

Thank you for your support. Together, let's continue to build a community we are proud to call home.

Kind Regards,

Charlene M. Fell

Additional statements on reverse side



## ACCOUNTABLE | PROACTIVE | COMPASSIONATE

January 29<sup>th</sup>, 2026

Hello Neighbors,

My name is Jason Hu and I am currently serving on the Board of Directors as Vice-President for our community since 2021! My family and I have lived in the Soria neighborhood since the first phase in 2020, and we absolutely love it here. This is one of the best communities I have ever lived in, and that's due to enormous effort from all of you. Believe it or not, it's rare to find a cohesive and dedicated community, especially one where neighbors, the Board, the Committees, and the management company work together so well!

I have truly enjoyed being on the board all these years. This may be hard to believe since what we deal with is typically issues or complaints, but being able to make a meaningful impact is something I enjoy. Whether it's hearing your suggestions about repainting light poles, or addressing requests to change the light schedule in our beautiful community parks, I am happy to volunteer my time to bring results to our community!

This type of work is just part of my nature. I'm coming up on 15 years of employment at UCI Health, working as a Project Manager. Identifying issues and providing solutions is what I do best. I am proud to say my most recent project is the opening of the Interventional OR, neuro EEG/EMU, and Nuclear Medicine departments at the new state of the art UCI Health Irvine Hospital on Jamboree Rd.

Handling large projects such as these comes with a healthy dose of financial management, identifying gaps and remediating them before it becomes a problem, and coming up with amicable solutions when stakeholders disagree, which are all valuable skills for fulfilling the role of a Board Member.

With this all said, I'd like to offer my candidacy to remain as a Board Member for Serrano Summit Community so I can continue to be of service. My professional career, combined with already serving 3 consecutive terms on the Board of Directors, will allow me to continue to make meaningful decisions that benefits our lovely community. Thank you for your time and consideration!

Best Regards,

A handwritten signature in black ink, appearing to read 'Jason Hu'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Jason Hu

Additional statements on reverse side

**Jeffrey Louie**

I am the owner of 569 Serrano Summit Drive. I was one of the first residents of this community and has watched this community grow into a beautiful community. I am currently retired from 35 years in the aftermarket Automotive Industry. I currently sit on two Associations in Nevada. One is a 25 unit commercial business park and another is a small residential community. I walk around the neighborhood every day and would like to make sure our community stays clean and safe for every resident. I would also make sure all of our HOA dollars are spent fairly and wisely for the betterment of our neighborhood. Thank you

Additional statements on reverse side

## Additional statements on reverse side

### **Kevin Mautino**

My name is Kevin Mautino, current President of Serrano Summit's Board of Directors. My family and I have lived in this community since 2020, and were one of the first several new owners to move in – back when much of it was still under construction. Since then, we have seen Serrano Summit grow into what it is today.

As a board member of four years, I am proud to have worked with a group of intelligent, thoughtful, and diligent members – guided by experienced general managers from Seabreeze – to keep this community moving in the right direction.

Even though we have collectively accomplished a lot in getting Serrano Summit established, there is still much work to do in maintaining a beautiful and safe community that all can enjoy. That is why I am running for re-election to the Board of Directors.

A little more about me ... My wife and I have been married for 25 years, and have two sons, ages 23 and 20. I'm the EVP of Marketing and Brand Development for Aeronet Worldwide, a logistics services provider based in Irvine. In my free time, I play in a band, go bowling with a crew of incredibly average bowlers, and work out.

With the board, I've been able to utilize my nearly 30 years of marketing, management, and corporate decision-making experience in ensuring our community is properly maintained, that we put its assets to good use, and ensure a framework that will help sustain all the great qualities of Serrano Summit.

Thank you for your consideration.

Kevin Mautino  
Serrano Summit Owner & Resident since 2020

Additional statements on reverse side