



Beacon Hill Planned 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.

Cecilia de Heras
Seabreeze Management
1211 Puerta Del Sol Suite 120
San Clemente, CA 92673

March 18, 2026

A Meeting of the Members will be held as follows:

Date: April 21, 2026 (All mailed ballots must be received by us by April 20, 2026)
 Time: 5:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/beaconhill)

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 TWO (2) 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 Planned Community Association bylaws define a quorum as “a majority” of the voting power of the association, or 495 members. This quorum requirement is lowered to 20% (198 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!**

Cecilia de Heras
Seabreeze Management
1211 Puerta Del Sol Suite 120
San Clemente, CA 92673

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!)

Beacon Hill Planned Community Association
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2026 HOA Election Statement

Mike Erickson

I have lived in Beacon Hill for over 30 years. I am married and have two sons, ages 32 and 35. I am retired after teaching Algebra and Geometry at Niguel Hills Middle School — yes, *those* beloved classes.

I have been honored to serve on the board for the past two years and respectfully request your vote for a second term. I also served on the Landscape Committee and currently serve on the ARC (Architectural Review Committee) as well as Pool and Tennis Committee. While we've made strides, there is still work to do. I am seeking a second term to provide continuity and see our current projects through to completion.



My Key Priorities

Fire Mitigation

This remains the number one priority. During my first term, I served on the Landscape Committee and worked to strengthen leadership and long-term planning in this area.

Protecting and Improving Views

Beacon Hill's greatest asset is its views. You can't add a view to a home or a community. Even if you don't personally have a view from your home, it would be nice to enjoy ocean and hillside views while driving, biking, jogging or walking through Beacon Hill Community. I believe we *can* have **both views and lush green trees** — with thoughtful, balanced decisions. It is estimated by some that Beacon Hill has over 4,000 trees between all the different communities and individual homeowners. We can have even more trees without sacrificing views.

Some Accomplishments. During My First Term with help from other members.

- Pushed for **in-person HOA meetings**.
- Successfully moved meetings from **noon to the evening**
- Secured **Aegis** as a local meeting venue instead of Aliso Viejo Seabreeze office
- Advocated for a **monthly HOA newsletter** and helped get it back on track when it lapsed.
- Supported improved communication between the Board and homeowners.
- Secured improved views in several areas including the grass area next to Ridgeway just above Calendar Court (see pictures) at no cost to Beacon Hill Planned Community. **Bear Brand** paid for it.

Before picture



After picture



Ideas Moving Forward

- Real time alerts notifications for pool and spa users when facilities are out of order, so residents don't waste time traveling only to find closures.
- Continued push for competitive bidding on projects
- Greater attention to common areas (walls, paint, maintenance)
- Homeowners have mentioned that they would like to see more shade areas at the pools.
- Concerned about the tree policy that require homeowners to pay to remove HOA view-obstructing trees.

YES — YOU MAY CAST TWO VOTES FOR ONE CANDIDATE

Thank you for your support.

**Your neighbor,
Mike Erickson**

Cory Johnson

A Little About Me

- I've lived in this community for 32 years
- I've owned and operated my own landscape company for over 30 years
- This neighborhood isn't just where I work — it's my home

I have a deep personal connection to this neighborhood and a practical, hands-on understanding of how our common areas should be maintained and managed. Over the past year, I've made it a priority to be actively involved and to address long-standing issues with a focus on views, safety, quality, and responsible use of our association's resources. What follows is a summary of the actions I've taken to improve our community and protect its long-term value.

Accomplishments Over the Past Year

Cost Savings & Financial Oversight

- Re designed community monuments at no cost to the association
- Saved approximately \$30,000 by discontinuing Monarch Consulting and taking on their role
- Hired WB Starr for maintenance, resulting in annual savings of approximately \$45,000
- Had Park West complete multiple projects at no cost due to prior account mismanagement
- Met weekly for several months with Park West's VP to address and correct years of neglected work

Infrastructure & City Coordination

- Coordinated with the city to replace lifted concrete in our community
- Worked with Moulton Water to:
 - o Paint the pump house
 - o Redirect water discharge from the canyon to the street
- Contacted SDG&E to:
 - o Replace multiple streetlights in our community
 - o Remove power lines in Salt Creek Canyon after 1.5 years of follow-up (completed 1/28/26)

Landscaping & Environmental Work

- Had the canyon below the summit professionally cleared
- Performed extensive work on Niguel Road, including sucker removal and acacia trimming
- Interviewed four companies for tree trimming services
- Interviewed four companies for maintenance services
- Held a tree meeting to address homeowner concerns regarding views and doing the best I can to communicate to our tree trimmers we are a view community
- Obtained multiple bids for holiday lighting and had monuments lit for Christmas Fire Safety & Compliance
- Meet with OCFA approximately every two months to ensure compliance with California fire safety requirements
- Helped initiate a FireWise program within the community

- Met with City Councilmember Stephanie Oddo to address community fire concerns Communication & Leadership
- Every few weeks, I publish a landscape newsletter to keep homeowners informed about ongoing projects, upcoming improvements, and maintenance efforts so everyone knows what is happening in our community. I believe transparency and communication are essential as we continue making meaningful progress.
- Provided ongoing coordination between vendors, city agencies, and homeowners

I've put in this time and effort because I truly care about this community. I live here too, and I want our neighborhood to be safe, well-maintained, and something we can all be proud of. I believe in being present, listening to homeowners, and doing the work—not just talking about it. Everything I've done this past year comes from a genuine commitment to protecting our community and making thoughtful, responsible decisions for its future.

As Vice President, I have helped the Board make thoughtful and responsible decisions that continue to strengthen and improve our community.

I look forward to continuing the work I have done as a Board Member and as Landscape Chair. It has been a privilege to contribute to the progress we've made, and I am excited to see Beacon Hill's landscape and common areas finally evolve in a way that truly supports property values and reflects the high standards expected of a prestigious community like ours.

I am also working diligently to restore and protect homeowners' views. I remain committed to thoughtful stewardship, long-term planning, and ensuring our community continues to improve in ways that benefit all homeowners.

I respectfully ask for your vote in the upcoming election. Please remember that you may cast two votes for the same candidate, and I would greatly appreciate your support.

Thank you for your continued trust and involvement in our community.

Sincerely,
Cory Johnson