



Huntington Terrace 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. Board of Directors Letter (3 pages)

Kate Waldheim
Pacific Legacy Property Management
148 E 30th Street Suite 103
National City, CA 91950

August 28, 2026

A Ballot Counting Meeting will be held as follows:

Date: October 6, 2026 (All mailed ballots should be received by us by October 5, 2026)
Time: 5:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/terrace)

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 is being held for a vote of the members to approve a special assessment of \$252,000, or \$12,000 per unit, for the Association's Balcony & Painting Project, including the required balcony repairs and related work necessary to bring the Association into compliance with state legislation SB 326. For more details, please see the enclosed letter from the Board of Directors. This special assessment can be payable in 3 monthly installments of \$4,000.

For the ballots to be counted, a quorum of the membership must return a ballot. Pursuant to California Civil Code section 5605(d)(3) a quorum of "more than 50%" of the membership is needed, or 11 ballots. If sufficient ballots to meet a quorum are not received by the initial ballot-counting meeting or if additional participation by the membership is deemed in the best interests of the Association, the Board of Directors and Inspector of Elections reserve the right to repeatedly adjourn the ballot-counting meeting and extend the voting deadline.

Once quorum has been achieved, a majority of the ballots cast needs to vote in favor in order for the special assessment to be approved.

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!**

Kate Waldheim
Pacific Legacy Property Management
148 E 30th Street Suite 103
National City, CA 91950

Huntington Terrace Homeowners Association

c/o The HOA Election Guys - HuntingtonTerraceFILE
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!)

Dear Huntington Terrace Homeowners,

After hosting our Town Hall on July 15 and holding our Board Special Session on July 22, we are sending out this update to keep all homeowners informed.

BALCONY & PAINTING PROJECT UPDATE:

At our Special Session, the board unanimously approved this Balcony & Painting motion that initiates the first steps of the project: authorizing the work and securing funding.

What this means is that the community must pass a balloted vote to authorize either a loan or a special assessment. It is very important that we pass this vote so we can complete the balcony project before the winter rain begins and ensure that we are in compliance with SB 326.

Our community manager, Kate Waldheim, will hire a balloting company to manage the vote, and you will hear from her and/or that balloting company when it's time to vote. As soon as balloting is open, PLEASE VOTE immediately. Of course, you are free to vote as you see fit, but we on the Board all encourage a YES vote.

In order to comply with the law, the vote will take up to 60 days. During this time, the Board and Kate will be investigating loan options. Assuming the vote succeeds, we are hoping that we can secure a loan with the option for homeowner monthly payments or a one-time lump sum payment—as articulated in 4A of the Balcony & Painting motion. This is the most flexible option.

It is possible that after a successful vote, we will be unable to secure a loan, in which case the Board will levy a \$12,000 special assessment, payable in three monthly installments of \$4,000—as articulated in 4B of the Balcony & Painting motion.

If all goes according to plan, the work will begin in November. Between now and then, we will keep you updated with any relevant information. You can also expect Board members to reach out to homeowners encouraging everyone to submit their ballots. If you have any questions, feel free to contact Kate or any Board member.

ADDITIONAL UPDATES:

We would also like to follow up on some inquiries and comments that arose at the community Town Hall.

Assessing for additional wood/structural damage: One homeowner asked if it was possible for the contractor to diagnose any other wood/structural damage without removing balcony surfaces. We have been informed that this is not possible.

Contractor reference check: A homeowner asked if we have checked references for Advanced Painting & Wood Repair. Kate will be requesting contact information for communities that have contracted with APWR and we will ask them for feedback.

Assuring compliance with SB 326: The Board and APWR will be working closely to monitor project progress, quality control, and minimize cost for wood/structural repairs. To confirm we are in compliance with SB 326, we are required by law to hire an independent third party to re-inspect the balconies when

the project is complete. We imagine that we will hire the same inspection company that completed our December 2024 report. This inspector then submits their report to the proper authorities to ensure Huntington Terrace is in compliance with the law.

Surface waterproofing: For homeowners who do not need repairs to their balconies but who want to take this opportunity to refresh the waterproofing of their balcony surfaces, we will inquire with APWR as to whether they are willing to do that work and how much it would cost. We will update the community when we have that information.

HELOC option: Someone asked about whether an HOA can obtain a Home Equity Line of Credit. We have been informed that this is not possible.

Individual unit questions: There were some questions from individual homeowners about the scope of work on their property and the possibility of hiring APWR for additional work on their unit. Board members will follow up with these individual homeowners.

Surface priming: Some homeowners asked about how much of the wood will be primed, and we clarified this with Kate. What we reported at the meeting is correct; there will be primer applied to any bare wood prior to painting, but not to surfaces that have a viable coat of paint still intact.

Gutter cleaning: The Board and Kate are in the process of securing bids for gutter cleaning, and we anticipate that we will be able to get this done before the winter rain hits.

Tree trimming: The Board and Kate are in the process of securing bids for tree trimming, and we anticipate that we will be able to get this done sometime in the next couple of months.

Maintenance request from April: There was a maintenance request posted by a homeowner to the online portal for the repair of a loose bracket on a downspout. This request was received and assigned to Turner Hill construction in April; however, the work was not completed. Kate will be inquiring with Turner Hill and ensuring that they (or another vendor) come out to make the repair ASAP.

At the Town Hall, there were also bigger picture questions regarding the protocols that are in place to ensure that our community attends to maintenance needs in a timely and systematic manner. These concerns are entirely legitimate. As we noted in our January 26 communication to homeowners, we on the Board are keenly aware that there are improvements that must be made to our long-term vision for Huntington Terrace (see item #4). Once we have satisfied the legally mandated balcony repairs and the attendant structural repairs that are bound to be uncovered—along with acute needs of painting, tree trimming, and gutter cleaning—we will turn our attention to this sort of long-range planning.

Another important question that came up was about our reserve funding: How did we get from 49% funding in 2023 to 17% funding in 2026? The short answer is that Huntington Terrace completed three expensive projects during this time without raising monthly dues. These projects were the termite tenting, the asphalt resurfacing and repainting, and wood fencing replacement.

Why didn't we raise monthly dues? There are two reasons. First, throughout 2024-2025, a very fresh Board of directors was trying to manage the community with a rotating cast of managers, and during this period it was very difficult to maintain a consistent focus on any "big picture," long-range planning. Second, since late-2024, it was clear to the Board that we would likely need to secure a loan or levy a

special assessment soon, and we did not want to raise monthly dues knowing that was impending. We are hoping that, per #5 of the Balcony & Painting motion, we will have leftover cash from the loan or special assessment that will help us fund our reserves at a higher rate. Once we get through this project and have solid numbers in the books, we will assess and make a plan to improve the fiscal health of Huntington Terrace.

Rest assured, we understand that it is in all of our best interests to maintain a physically and financially viable HOA, and we are committed to doing everything in our power to ensure this is the long-term outcome.

We might also point out that there is an open seat on the Board for anyone who has the experience or vision to help us achieve our community goals. And even if you do not join us on the Board, feel free to attend future Board meetings to ensure your voice is heard.

Sincerely,

Sylvia, Tina, Mike, & Matt
Your Huntington Terrace HOA Board

Kate Waldheim | CMCA, AMS
Community Manager | HOA REGIONAL DIRECTOR
REALTOR® - CA DRE License No. 02072387