



Cypress Villas Homeowners Association

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

Jade Simon
Huntington West
13812 Goldenwest Street, Ste. 100, P.O.Box 1098
Westminster, CA 92684

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 5, 2026

A Meeting of the Members will be held as follows:

Date: February 10, 2026 (All mailed ballots must be received by us by February 9, 2026)
 Time: 4:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/cypressvillas)

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 Cypress Villas Homeowners Association bylaws define a quorum as “50%” of the voting power of the association, or 22 members. This quorum requirement is lowered to 20% (9 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!)

CANDIDATE STATEMENTS

Jennifer Orrick

Wow! How quickly 2 years go by. It has been an honor to serve on the HOA after living here since 2003. I believe I have had a beneficial effect in handling the investing of all our hard earned and paid dues, by monitoring our investments in CDs and High Value Customer Accounts with our Wells Fargo Advisor rep and our property manager Esteban/David dramatically increasing the amount of interest earned for the HOA. Since being elected 2 years ago, I believe this HOA Board has become very uniform in the enforcement of rules and regulations and has come to a common understanding with all residents and owners of responsibilities and expectations. This year we took a very significant step with David our new Property Manager on his recommendation we get a matrix of responsibility for everyone to have on hand to identify whether the HOA or Homeowner are responsible for repair and maintenance of particular items. This will demystify the process and allow us to treat everyone the same and reduce confusion in the enforcement. Working with Property Manager David has been amazing and his breadth of knowledge is proving invaluable for our HOA. I think he has seen just about every problem and really gives a straight forward solution to us when needed. I have enjoyed the last two years on the HOA Board and would love to continue to serve. All of us have definitely stepped up to the plate to fill some really BIG SHOES left behind by Aggie's passing. 2026 my goal will be to have a quarterly run down of what's up in the association like work being planned, events and other topics that would be more helpful.

DiAnne Spain

I have served on the board as Treasurer for the last few years. I applied because I wanted to see changes moving forward from the same old, same old. I feel with our present members in place we have opinions from black to white, without the gray area settlement of, it's fine the way it is, because it truly wasn't for decades.

I am a local Realtor for over 41 yrs, a commissioned Notary Public over 50 yrs. I am a person that seeks action and ways to make progress over just occupying a seat. With my position, I am approachable, always on site and observant. When action is needed, I take the reins and follow through.

I strive to see more homeowner participation in our HOA Board meetings. We are moving more towards Zoom due to time changes so I would strongly advise homeowners to drop in on our meetings. You can participate or observe quietly. It's an interest of all homeowners, absentee and on site. Together let's make our complex, a community.

I appreciate your vote for me to continue to a new level that's best for all of us, including accomplishing this, without raising our HOA dues.

DiAnne Spain

No candidate statements were provided by these candidates:

Lindsey Huxford

Luis Lavayen