Vendome Condominiums
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. 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.

TRITZ - Ashlie Tsair
1525 East 17th Street, Suite A
Santa Ana, CA 92705

July 15, 2026

A Meeting of the Members will be held as follows:

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

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 FIVE (5) 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 Vendome Condominiums Homeowners Association bylaws define a quorum as “a majority” of the voting power of the association, or 40 members. This quorum requirement is lowered to 20% (16 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!**
TRITZ - Ashlie Tsair
1525 East 17th Street, Suite A
Santa Ana, CA 92705

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!)

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Foothill Ranch, CA 92610

CANDIDATE STATEMENTS

Buck Pfautz
Owner of Unit 10B

As a homeowner in our condo complex for decades and literally years of past experience as a board member from time to time, and strong professional experience in construction and development and driven by my sincere desire to help guide the association through the upcoming capital improvement projects, I believe that I can and should get involved as a board member once again.

Stephen Auerbach

I have been a homeowner at Vendome since they were sold for the first time as condos. Currently, I do not live at Vendome but am a resident of Costa Mesa. I believe this is my 2nd or 3rd time being on the board.

I am currently on the Board and have been so for the last couple of years. I hold the position of At-Large Member to help with special tasks and provide extra voting power.

I am a retired Insurance Agent. I owned my agency that I took over from my dad and mom, that they started in 1953. My son now runs the agency and is the 3rd generation owner.

I want to participate as a Board member for several reason.

First, Protect Property Values. I want to ensure the building's infrastructure, landscaping, and common areas are properly maintained.

Second, Oversee Dues and Reserves. I want to have a vote on how monthly assessments are spent and help to prevent financial mismanagement or sudden, massive special assessments.

Third, Manage Contracts. I will help select, review, and negotiate with property management companies, maintenance contractors, and insurance providers.

My job is also to make sure the rules and by-laws are enforced. All of this is protect not only my investment but you as well. In the end, its for the greater good of all that we all prosper.

Thank you for your consideration.

Stephen Auerbach, 5D