



**Candlestick Terrace  
Homeowners Association, Inc.**  
c/o The HOA Election Guys, Inc  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

Progressive - Allison Olivar  
1290 N Hancock St., Suite 103  
Anaheim, CA 92807

**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 sheets 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.*

April 17, 2026

A Meeting of the Members will be held as follows:

Date: May 22, 2026 (All mailed ballots must be received by us by May 21, 2026)  
Time: 6:00 PM  
Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/candlestick](http://www.TheHOAElectionGuys.com/candlestick))

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 Candlestick Terrace Homeowners Association, Inc. bylaws define a quorum as “51%” of the voting power of the association, or 6 members. This quorum requirement is lowered to 20% (2 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](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!**

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**Candlestick Terrace Homeowners Association, Inc.**  
c/o The HOA Election Guys - CandlestickTerFILE  
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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

### **Philip Winders**

I never wanted to be HOA President. I never wanted to be the 'bad guy,' the one to make unpopular decisions, or make people unhappy.

When we rid ourselves of Golden West and we finally got the full picture on the state of the HOA's funds and how Golden West mismanaged them, I had to make several decisions to help us survive the rest of the year and keep us going into the next. When we finally had a management company that would help us and educate us on the rules of an HOA, how one should run and what was expected of the Board, I realized just how far behind we really were. With the coming rainy season and a leaking roof, and emerging issues with the roots in the sewer lateral, we had to call for an Emergency Assessment. Because Golden West dragged its feet turning over records and bank accounts, there was no time for a vote. With less than two months before the rains came, we had to get the roof fixed. When October 1st rolled around, we were \$22,000 short of the needed \$35,000. Teeanna and I wrote a second check, in addition to the \$5k assessment, for the missing amount. That is how much we wanted to help this community. The extra \$22,000 has since gone to pay for gas leak repairs, roof tile repairs, and AC disconnections/reconnections and base replacement.

Candlestick Terrace is 30 years behind on maintenance and repairs. I can no longer afford to pay for it all, but I'm willing to remain 'the bad guy' to see that we get through to the next year. We've come a long way in the last 6+ months. We're still gathering emergency assessment funds to cover the sewer repairs. At this time (February 28), the balcony repairs are being assessed and will be addressed as soon as we get the engineer's report. We're currently receiving estimates for stucco repair, paint, and landscaping to help us budget for the future. I'm looking at what we can do to address visitor parking, as well.

I would like to see these plans realized for all of us in this community. I will continue as the HOA President for as long as you will have me.

*No statements were provided by these candidates:*

**Alka Patel**

**Amir Riad Rezk**

## CANDIDATE STATEMENTS

### **Grace Han (Statement continues on reverse)**

Candlestick Terrace HOA Board Candidate Statement

Dear Candlestick Terrace Neighbors,

I am running for the HOA Board of Directors to help promote transparency, responsible financial management, and open communication within our community.

Candlestick Terrace is a small 10-unit community, and decisions regarding HOA finances and operations can directly affect all of our homes and property values.

Recently, our HOA imposed a \$55,000 special assessment on homeowners. For reference, our HOA's annual budget is approximately \$23,900. When financial decisions of this magnitude are made, it is natural for homeowners to ask whether multiple contractor bids were compared, whether different repair options were considered, and whether insurance coverage possibilities were reviewed.

In addition, the current HOA management company costs approximately \$9,215 per year (about \$768 per month), which represents about 38% of the HOA's annual budget. For a small HOA like ours, it may be helpful to periodically review whether the management structure and costs are the best fit for our community.

I believe one of the most important principles of HOA governance is transparency and homeowner participation. HOA funds ultimately belong to all members of the association, and when important documents—such as contracts, invoices, bid comparisons, and financial reports—are accessible to homeowners, the community can operate in a more responsible and stable way.

In a small community like Candlestick Terrace, serving on the HOA Board is not a special position held by a select group of people. It is a volunteer role taken on by neighbors who wish to contribute to the well-being of the community. Homeowners taking interest in community matters, asking questions, and sharing information should be viewed as a positive and constructive part of a healthy community.

If elected, I will work toward the following goals:

- Greater transparency in HOA financial information
- Careful review and comparison of bids for major projects and expenses
- Periodic evaluation of management costs and services
- Improved communication and homeowner participation

Candlestick Terrace is a community that we all share. I would be honored to serve and to help ensure that our HOA operates in a transparent, responsible, and cooperative manner.

Thank you for your consideration.

## CANDIDATE STATEMENTS

### Grace Han (Statement continued from reverse)

Declaración de Candidato para la Junta Directiva del HOA de Candlestick Terrace

Estimados vecinos de Candlestick Terrace,

Me postulo para la Junta Directiva del HOA con el objetivo de promover transparencia, una administración financiera responsable y una comunicación abierta dentro de nuestra comunidad.

Candlestick Terrace es una comunidad pequeña de solo 10 unidades, y las decisiones relacionadas con las finanzas y la administración del HOA pueden afectar directamente a todos nuestros hogares y al valor de nuestras propiedades.

Recientemente, el HOA impuso una cuota especial de \$55,000 a los propietarios. Como referencia, el presupuesto anual del HOA es aproximadamente \$23,900. Cuando se toman decisiones financieras de esta magnitud, es natural que los propietarios se pregunten si se compararon múltiples cotizaciones de contratistas, si se consideraron diferentes opciones de reparación y si se revisaron posibles coberturas de seguro.

Además, el costo actual de la compañía de administración del HOA es aproximadamente \$9,215 al año (alrededor de \$768 por mes), lo que representa cerca del 38% del presupuesto anual del HOA. Para un HOA pequeño como el nuestro, puede ser útil revisar periódicamente si la estructura y los costos de administración son los más adecuados para nuestra comunidad.

Creo que uno de los principios más importantes en la administración de un HOA es la transparencia y la participación de los propietarios. Los fondos del HOA pertenecen a todos los miembros de la asociación, y cuando documentos importantes —como contratos, facturas, comparaciones de cotizaciones e informes financieros— están disponibles para los propietarios, la comunidad puede funcionar de manera más responsable y estable.

En una comunidad pequeña como Candlestick Terrace, servir en la junta del HOA no es un puesto especial reservado para unas pocas personas. Es un rol voluntario asumido por vecinos que desean contribuir al bienestar de la comunidad. Cuando los propietarios se interesan por los asuntos de la comunidad, hacen preguntas y comparten información, esto debe verse como una participación positiva y constructiva.

Si soy elegido, trabajaré para lograr los siguientes objetivos:

- Mayor transparencia en la información financiera del HOA
- Revisión cuidadosa y comparación de cotizaciones para proyectos y gastos importantes
- Evaluación periódica de los costos y servicios de administración
- Mejor comunicación y mayor participación de los propietarios

Candlestick Terrace es una comunidad que compartimos entre todos. Sería un honor poder servir y ayudar a que nuestro HOA funcione de manera transparente, responsable y cooperativa.

Gracias por su consideración.