



Pacifica Star Pine Homeowners Association

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

API - Sonia Castro
23172 Plaza Pointe Dr. Ste. 130
Laguna Hills, CA 92653

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 double-sided 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.

June 5, 2026

A Meeting of the Members will be held as follows:

Date: July 7, 2026 (All mailed ballots must be received by us by July 6, 2026)
 Time: 10:30 AM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/pacifica)

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.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Pacifica Star Pine Homeowners Association bylaws define a quorum as “a majority” of the voting power of the association, or 5 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

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!**

API - Sonia Castro
23172 Plaza Pointe Dr. Ste. 130
Laguna Hills, CA 92653

Pacifica Star Pine Homeowners Association
c/o The HOA Election Guys - PacStarPineFILE
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!)

CANDIDATE STATEMENTS – Additional statements on reverse

Vanessa Gong

Current Board President I am currently invested in the betterment of our community by being board president for Pacific Star Pines HOA. I am loyal to our community of oceanview and would love to see it continue to grow so that our place looks the best in Oceanview, CA!! Thank you for your support.

Kelly Kausen

Our Association needs all problem solving members to work together for the welfare of our investment/community

Julie Kell-Peterson

Retired RN - managed Patients /staff in several management Positions. (30+ years)
Problem solving & interpersonal skills.
Management of several Personal Properties

CANDIDATE STATEMENTS – Additional statements on reverse

Anne Mandler

I am running for the board to stay informed and support transparent, responsible governance of the Association.

Liz Mullarkey

I have served on the PSPHOA Board for many years. I feel we are on the cusp of seeing all our hard work coming to fruition relative to creating a completely renovated bldg & would like to continue on the Board.

Jon Peterson

Ran large Rental Bld. in Cape May N.J. for 13 years owned Retail store for 30 years Have owned numerous Rental Properties