



Cypress Villas 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 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.

Esteban A. Rodriguez
Huntington West
13812 Goldenwest Street, Ste. 100, P.O.Box 1098
Westminster, CA 92684

January 13, 2025

A Meeting of the Members will be held as follows:

Date: February 13, 2025 (All mailed ballots should be received by us by February 12, 2025)

Time: 4:00 PM

Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/cypressvillas)

Physical location to attend the zoom meeting: The HOA Election Guys (17 Spectrum Pointe Suite 504, Lake Forest, CA 92630)

This Meeting of the Members is being held to vote on the election of TWO (2) 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!**

Esteban A. Rodriguez
Huntington West
13812 Goldenwest Street, Ste. 100, P.O.Box 1098
Westminster, CA 92684

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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c/o The HOA Election Guys - CypressVillasFILE
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Foothill Ranch, CA 92610

CANDIDATE STATEMENTS
(Additional statements on reverse)

Karine Denicola

I held the position of "President" and "Vice President" for many, many years. I have been a homeowner at Cypress Villas since 1998. When I first moved into my home at Cypress Villas the dues and assessments were \$115.00 per month. As of this date our dues and assessments are \$240.00. Our dues and assessments have increased \$125.00 over the last (26) years. The board has a fiduciary duty to maintain reserves. Our HOA has excellent reserves in the high 80 percent category. This was years of budgeting, constant maintenance and hard work in order to reach this goal. As we all know prices are increasing and I will give my all to you to help make this HOA prosper in any way I possibly can. I believe in timely repairs, maintenance, excellent management and most importantly FAIR AND JUST actions to all homeowners. It is helpful that I have over (30) years of legal experience as my career was based on resolving issues in a professional timely manner with fairness to all. Unfortunately, as of this date the operation of the board is very concerning. The business tactics, professional code of conduct and respect for others have deteriorated. This dramatic change does not behoove our community, homeowners and especially our children. As we as a community work together again we will be a safe prosperous community. Especially for our children, family and pets. This community deserves a friendly environment for all not just a few. Best Regards, KARINE DENICOLA

Kathy Grewer

Hello everyone my name is Kathy Grewer,

It's been a frustrating experience, but I believe we must continue to stand up for what is right and ensure accountability within our community.

I would like to share my experience as a homeowner since 2013, detailing some ongoing issues with our HOA's long-standing Board members. Despite laws meant to protect homeowners, the Board continues to act with a sense of immunity and refuses accountability.

I had to take legal action to resolve a matter that shouldn't have gone to court. Even then, the Board president disregarded a court summons, only avoiding contempt charges due to a temporary judge.

I emphasize the importance of standing up for accountability within the community, therefore, if elected, I will strive to:

- Maintain Overall Transparency
- Maintain Professional Business Practices
- Maintain Open Lines of Communications
- Maintain Harmony With in the Community

CANDIDATE STATEMENTS
(Additional statements on reverse)

Betty Lyttle

Hello Neighbors!

My name is Betty Lyttle, and I'm running for re-election to our HOA Board. I've been a proud member of the Cypress Villas community since 2010. Currently, I serve as the President of our HOA Board, following eight years as Secretary.

It was an honor to be elected President after the passing of Aggie Herrick, an incredible leader and a strong, inspiring woman. I learned so much from her and remain dedicated to carrying forward her commitment to our community.

As both a Board Member and homeowner, I value:

- **Fiscal Solvency:** Ensuring financial stability without raising dues or imposing special assessments.
- **Maintenance and Upkeep:** Preserving the integrity and functionality of our shared spaces.
- **Respect and Fairness:** Addressing issues thoughtfully and equitably.
- **Collaboration:** Fostering teamwork to strengthen our community.
- **Community Character:** Protecting the unique charm that makes Cypress Vilas special.

Professionally, I'm a self-employed, credentialed teacher. I work with special needs children (some are adults now!) who struggled to thrive in the public school system. After 16 years of teaching in public schools, I found my true calling in this work.

It's been wonderful to see fresh energy in our neighborhood! New families, new faces, and even have brought so much life. As a teacher who loves children, it brings me joy to see and hear kids playing in the common area and families enjoying time together outdoors. Our sense of community continues to grow stronger.

If you see me around, please don't hesitate to say hello and introduce yourself. I look forward to meeting more of you and working together to make Cypress Vilas even better.

I would be honored to continue serving you and our community. Please consider me with your vote. Thank you!