



The Estate Series of Seacliff Homeowners Association
 c/o The HOA Election Guys, Inc
 27472 Portola Pkwy #205-412
 Foothill Ranch, CA 92610

Sara Ryan
 Seabreeze Management
 26840 Aliso Viejo Pkwy. Suite 100
 Aliso Viejo, CA 92656

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. Three pages 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.

November 15, 2024

A Meeting of the Members will be held as follows:

Date: December 17, 2024 (All mailed ballots should be received by us by December 16, 2024)

Time: 5:00 PM

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

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 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 Estate Series of Seacliff Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 73 members. This quorum requirement is lowered to 20% (29 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!**

Sara Ryan
 Seabreeze Management
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 Aliso Viejo, CA 92656

The Estate Series of Seacliff Homeowners Association
 c/o The HOA Election Guys - EstateSeriesSCFILE
 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

Wesley Babi

Dear Neighbors,

I was appointed by the Estates Board in 2022 to fill a vacancy, was elected to the Estates Board for 2023 and was appointed to the Seacliff on the Greens Community Board for 2023. I would appreciate everyone's vote of support in continuing to serve the community for 2025.

I purchased my first home in the Seacliff on the Greens Club Series neighborhood in 2014 and second home in the Estate Series in 2020. My goal as a board member is to use my career experience in Industrial real estate to assist the Board of Directors in making appropriate decisions, plan for future capital expenditures, cut costs and create a more efficient HOA.

As a board member I will make sure the board is transparent and fair to all homeowners through increased communication and working directly with homeowners to resolve conflicts with respect and integrity.

Sincerely,

Wesley Babi
310.436.6481
wbabi@laremenc.com
6221 Oakbrook Circle
Huntington Beach, CA 92648

David Coe

Hello, David Coe here a 10 year association member. I reside at 6371 Turnberry Circle with my wife Larissa and family children of 4, Kyra, Sophia, Eli and Tessa!

I am an entrepreneur specializing in the commercial investment arena.

Safety, security, parking, and reserve planning for all are my hot buttons! I served 5 years as a HOA board member in Windward Point in LB. I look forward to supporting the community which has been a fantastic home for my family!

CANDIDATE STATEMENTS

RJ Burke

I and my wife, Anne, have lived in The Estates and on Woodlands since 1993 and have loved every minute of it.

I have a background in real estate by way of real estate sales of home and investment properties and owned and we operated an independent escrow company here in OC for over 30 years. I have served on several different boards over the past several decades and have served on our HOA board for the past five years and would be happy to continue to serve the community in this capacity.

I commit to bring calm and common sense along with a sense of camaraderie with me in my service on this Board to make The Estates Series in Sea Cliff on the Greens the best community to live in, in all of HB, OC and Southern California, if you'll be so kind as to vote for me. Thank you.

Sue Saffarrans

I have been a resident of this community since 2003 and served on the Board for many years until 2019 I returned back to the Board in 2024 to assist the community in finding financial solutions to the situations it was facing and improving the overall maintenance.

SANDRA HABERNY

Dear Fellow Estate Series Homeowners,

My name is Sandy Haberny. I have had the pleasure of serving on the Estate Series HOA Board of Directors the past three years and would be honored to serve the community again this coming year. Many of you already know me, my husband Mike Strub, our three kids—Ivan, Xander, and Cici—and our three rescue dogs—Teddy, Oreo, and Ozzy. If you don't know us, I'm sure your dogs know our dogs. We have lived on the corner of Oakbrook Circle and Woodlands for eleven years and have loved every moment of our time here. We take great pride in this neighborhood and it would be an honor to continue to serve and make it better.

I know from experience that HOA Board members must not only be able to manage budgets and administration, they must be equipped to make logical, thoughtful, data-driven decisions that result in what is best for the community. I am well-equipped to do that. I have a Ph.D. in molecular biology from New York University School of Medicine, a law degree from U.C. Berkeley, and am a partner at the law firm of Quinn Emanuel Urquhart & Sullivan, one of the top law firms in the country. I am particularly suited to solve problems based on logic and practicality, and I consider all sides of an issue before making any decision. I understand codes and regulations and always think ten steps ahead in applying them. I know what being a Board member entails and I am highly qualified to do it well.

I joined the Board because I wanted to be sure that the Board is acting within the rules and that homeowners are treated fairly. My fellow Board members and I have achieved that and more. I have read the rules (known as the CC&Rs) several times and know them well. The Board members and I have made it a point to enforce them properly and fairly. We have given community members the opportunity to have their concerns heard, and I know I have truly listened. I realize that not everyone will agree on every issue, as this is a diverse community and people have different viewpoints. The past two years, the Board and I have made sure everyone who wants to express a view is given a fair chance to be thoughtfully considered.

I also have worked with our dedicated landscaping and architectural committee volunteers to make necessary improvements to our common areas. In addition, I have made it a priority to address concerns about traffic safety in our community and am continuing to work with management to find cost-effective ways to resolve issues such as speeding and parking in fire zones.

My ongoing goals for the community this coming year include: (1) managing the budget for more effective spending; (2) increasing homeowner participation in decisions regarding spending, rulemaking, and enforcement; (3) increasing transparency in spending and decision-making; (4) enhancing property values including with respect to modernization of the neighborhood and maintenance of common areas; and (5) enhancing communication between the HOA and its members.

Thank you for considering my candidacy for the Estate Series HOA Board of Directors. If you agree with my approach and goals, please vote for me in the election!

Sincerely,
Dr. Sandra Haberny