



**Beach Terrace Community Association, Inc.**

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.*

Andrew Marques  
Huntington West  
13812 Goldenwest St Ste #100  
Westminster, CA 92683

January 7, 2025

A Meeting of the Members will be held as follows:

Date: February 10, 2025 (All mailed ballots should be received by us by February 9, 2025)  
 Time: 7:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/beachterrace](http://www.TheHOAElectionGuys.com/beachterrace))

**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 Beach Terrace Community Association, Inc. bylaws define a quorum as "51%" of the voting power of the association, or 21 members. This quorum requirement is lowered to 20% (8 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!**

Andrew Marques  
Huntington West  
13812 Goldenwest St Ste #100  
Westminster, CA 92683

**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!)

**Beach Terrace Community Association, Inc.**

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

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Celeste Alcantara**

I have lived at Beach Terrace for 7 years and have served on the board of directors for the past year. With a background in business ownership, I chose to join the board to improve our community and keep our costs down. I have reduced unnecessary spending by negotiating with our vendors and researching solutions to lower costs so that we can make improvements in our community. I write most of the monthly newsletters and work diligently to keep residents informed of ways they can improve the community and their safety. I would like to continue to serve on a board of directors that we can all trust and that treats the community members with respect so that we can protect our assets and make Beach Terrace a better place to live.

**Julianne Queen**

I am the current Treasurer on the Board now

**Matthew Royed**

Thank you for allowing me to be of service in 2024. I look forward to continued improvements to the community in 2025!

**Robert M Villalobos**

Accounting and tax background.

*No statements were received from these candidates:*

**Daniel Ly**  
**Joseph Rovinelli**

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**DEBORAH S HILL**

Dear BTCA Homeowners Association Members,

My name is Deborah Hill and I am announcing my candidacy for a position on the BTCA HOA Board of Directors. I'm looking forward to working harmoniously with other board members and volunteers as well as the management team in an effort to continuously make BTCA HOA a great place to live in.

For those of you who don't know me, I have lived in BTCA HOA for over 42 years and served as a board member for 38 of those years. My husband is the last original homeowner in this HOA and we have been married for 42 years, and raised two beautiful children here. I still continue to work full time with a company that works with large machinery running the office/QuickBooks operations.

BTCA HOA board members must know and understand the CC&Rs which is the governing legally certified document protecting homeowners investment in their home. Board Members need to know how to research and get all the appropriate information needed to make decisions that affect all homeowners. Board Members need to know how to plan and understand the budget, manage the care of the community, manage the association's finances, deal with disputes, discuss and carry out ideas, and listen to the membership.

I believe my background in living and serving in this community for the past 42 years make me the best candidate for the job. I have served as a board member and Architectural committee member of BTCA HOA for over 38 of the 42 years. I was successful in dealing with the City of Garden Grove over many issues related to the protection of our homes and continue to have a great working relationship with the city. I was successful in representing the rights of the BTCA HOA when dealing with Caltrans and California state regulations and state officials to obtain the sound wall between our community and the Garden Grove Freeway, Our board successfully replaced the deteriorating pool to improve this asset of our community. Therefore, I know what this job entails and believe I have the necessary experience to do it well. I also have experience in building a home (in another location) and working with city and county building codes, building inspectors/inspections, building architects, structural and electrical engineering personnel. I have worked extensively with vendors in having work done in this community and other locations. I am very enthusiastic and give my all to every job that I am given.

These are some of my goals for the community:

1. Work on the budget and funding recovery of the reserves.
2. Champion the critical repairs identified by the community membership.
3. Maintain an open and transparent communication with membership.
4. Working hard to maintain and continue to grow the financial equity investment that we all have in our community.
5. Make our community a beautiful place to reside.

If you like and believe in my goals, please vote for me in the next BTCA HOA Board of Directors election!

Thank you,  
Deborah S Hill

[Debnmike.hill2@gmail.com](mailto:Debnmike.hill2@gmail.com)

11/11/2024