



**Cabrillo Park Homeowners Association**

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

TRITZ- Jaimie Lopez  
1525 East 17th Street, Suite A  
Santa Ana, CA 92705

**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*

January 7, 2025

A Meeting of the Members will be held as follows:

Date: February 10, 2025  
Time: 5:30 PM  
Location: The Clubhouse

All mailed ballots should be received by us by February 9, 2025.

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 Cabrillo Park Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 145 members. This quorum requirement is lowered to 20% (58 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!**

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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!)

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

**Kemp Bailey**

I am a Candidate for Director. I am currently President of the Board.

**Jerry Kubik**

I have been a member of the board of directors since 2012 and have worked hard to create fair and equitable solutions while maintaining our reserves and not overspending.

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

Candidacy Form – Sarah Buford  
Cabrillo Park Homeowners Association-2025

Hello, my name is Sarah Buford, and I am currently a member of the Homeowners Association Board of Directors. I currently serve as the Vice President, and I am a Cabrillo Park homeowner since 2017.

I work at Enterprise Mobility as the Talent Acquisition Manager for over 20 years. Over the course of my career, I have worked my way up from cleaning and renting cars, to being a leader in the HR department, being a Trainer, Generalist and my most recent promotion to Recruiter. I have earned several Exceptional Achievement Awards with my HR team and I have received a Bachelor's degree in Communications.

In addition to working full time, I am a single mother of a teenage son, Keven.

I am interested in continuing to volunteer my time to serve on the Board of Directors for the following reasons:

- I believe in honesty and integrity. Being a director of an HOA is like running a business which I have gained years of experience both in operations and HR in my professional life. Understanding the budget and finances of our community is important, as well as being fair and making decisions that benefit the majority. This requires prioritizing action items in order of importance that affects the entire community.
- I am a positive person who likes to think outside the box, and can make decisions about what's best, and fair, for all homeowners in the community.
- I want my son and I to be involved and give back to the community where I plan to continue raising my son.

I think Cabrillo Park is a beautiful place to live. I wish to continue helping the HOA's "big picture" plans that will continue help lead our community to success. I am honest and well respected in both my professional and personal life and I want to use my skills and abilities to continue being a contributing member of the board. In order to do that I respectfully ask for your vote to continue serving as a member of the Board of Directors.

Please remember this is a voluntary position that we as board members do in our spare time to help serve the community. We make the best decisions we can to help the collective, not the individual.

Thank you,  
Sarah Buford