



Cambridge Court Community 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 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.

Seabreeze - Stephanie Schumann
391 N. Main Street Suite 203
Corona, CA 92879

October 18, 2024

A Meeting of the Members will be held as follows:

Date: November 19, 2024 (All mailed ballots should be received by us by November 18, 2024)

Time: 1:00 PM

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

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 ONE (1) director. 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 Cambridge Court Community Association bylaws define a quorum as "25%" of the voting power of the association, or 27 members. This quorum requirement is lowered to 20% (22 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!**

Seabreeze - Stephanie Schumann
391 N. Main Street Suite 203
Corona, CA 92879

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

Alan Hong

As a homeowner and neighbor, I am deeply invested in the well-being of our community. Serving on the HOA board for the past year has given me valuable insights into the challenges and opportunities we face.

I understand the importance of maintaining our property values while creating a warm and welcoming environment for families. My focus has been on making the HOA more responsive to homeowners' needs, particularly when it comes to landscaping requests. As a working parent of two young children, I know firsthand the demands of balancing family life with community involvement.

I am committed to open and transparent communication, and I believe in making decisions that benefit all residents. If re-elected, I will continue to work tirelessly to preserve our community's charm, protect our investments, and foster a strong sense of neighborliness.

Thank you for your support.

Nai Tie Tam

Candidacy Statement by Nai Tie Tam

I am a building engineering consultant and project manager with decades of experience in both the private and public sectors. I hold a bachelor's degree in technical management and a master's in public administration. I also have the experience serving an HOA board. If elected to serve on the board of the Cambridge Court HOA, I will work with all other board members and the community to fulfill my fiduciary duties in accordance with the Davis-Stirling Act, the California Corporations Code, and the association's governing documents.

Very Truly Yours,
Nai Tie Tam