



Fairwind Community Association

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

Rebekah Romero
Nexus Smart Communities
5151 California Ave, Ste 100
Irvine, CA 92617

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.

December 5, 2024

A Meeting of the Members will be held as follows:

Date: January 8, 2025 (All mailed ballots should be received by us by January 7, 2025)
 Time: 6:00 PM
 Location: via Google Meet (Google Meet info will be posted at: www.TheHOAElectionGuys.com/fairwind)

Physical location to attend the Google Meet 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 THREE (3) 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 Fairwind Community Association bylaws define a quorum as "25%" of the voting power of the association, or 20 members. This quorum requirement is lowered to 20% (16 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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c/o The HOA Election Guys - FairwindFILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

CANDIDATE STATEMENTS
(Additional statements on reverse)

Cuong Nguyen

Dear Fairwind Homeowners,

My name is Cuong Nguyen, and I am excited to announce my candidacy for a position on the Fairwind Homeowners Association Board of Directors. As a committed resident of this community, I am passionate about maintaining and enhancing the quality of life in Fairwind for all residents.

I have been on the board for the past 4 years which has equipped me with valuable skills in maintaining our community. I believe these skills will be an asset in helping the Board make informed decisions that reflect the best interests of our community.

My vision is to foster a community where transparency, communication, and collaboration are central. If elected, I will prioritize:

- **Community Engagement:** I aim to promote open communication between residents and the HOA to ensure everyone has a voice in the decisions that affect us.
- **Financial Responsibility:** I am committed to ensuring that our community's funds are managed wisely, with an emphasis on balancing necessary improvements with responsible budgeting.
- **Property Value and Aesthetic:** I will work to maintain and enhance the appearance and value of our neighborhood through well-managed maintenance and thoughtful planning.

I believe that a successful homeowners association requires proactive leadership, a listening ear, and a collaborative spirit. I am eager to bring my passion for this community to the Board, and I kindly ask for your support in this upcoming election. Together, we can continue to make Fairwind a great place to live.

Thank you for your consideration.

Sincerely,
Cuong Nguyen

Sarojkumar Thuraisingham

1) I have been a member of the Association in good standing since 2018;

2) I am a mechanical engineer by profession and retired as Director, Central Operations Services Division, Asian Development Bank.

Following my retirement, I have been working as an independent Consultant specializing in Project Management till 2021.

3) My vision for the Association: Maintain a clean, safe and beautiful environment and ensure that the Association is cost efficient and maintain a high standard of management.

CANDIDATE STATEMENTS
(Additional statements on reverse)



A Note from The Inspector of Elections:

After the nomination period closed, we received a nomination from the member below. As this nomination came in after the nomination period had closed, we are not able to print their name on the ballot. You can vote for this member by writing their name on the ballot, and casting vote(s) as you would for any of the other candidates. Please note that for this member, or any other write-in candidates to be elected to the board, they would need to be nominated from the floor of the meeting and be present to accept the nomination.

Joe Pulice

The Fairwind Community is a very special place. It is not just our home, it is a community that people come to gather for sports, family time and generally enjoy life. It's special because it is relatively safe, clean and beautiful. It is a wonderful part of the community. I want it to remain that way.

For the past 9 years, my wife has dutifully served on this board with diligence and dedication. If elected, I intend to continue her work and the work of those that have served this community. I intend to do all I can to preserve this fine place we all call home.