

CANDIDACY STATEMENT — PAGE 2 OF 2

Talega Maintenance Corporation

CANDIDATE: Andrea Ewell

1. *Why are you interested in serving as a director and what goals do you want to see accomplished within your term as director?*

As your current Vice President I would like to continue serving on the Board to further the Board Goals to enhance and protect the community and lifestyle we enjoy living in Talega. I have worked hard to protect our community from the Toll Road, group homes and short-term rentals. I will continue to work with the Orange County Fire Authority to minimize Talega's fire risk. Each one of us bought in Talega in part for its charm and the community. I am committed to uphold our high standards of living.

2. *What is your background and experience? Have you served as a committee member or director for a community association? If yes, please elaborate on this experience.*

- Yes. I have served as the Talega Board President for the past 13 years.

3. *Are you currently an owner in the association, and if so, for how long?*

- Yes. I've lived in Talega for 19 years, since 2004. We have owned 2 homes and rented out one for a time.

4. *Have you served or are presently serving on any committee(s) for the association?*

- 2004 — 2007 Vittoria Delegate
- 2007 — 2011 Talega Enforcement Committee
- 2011 — current Talega HOA Board of Directors
- 2012 — 2022 Talega HOA President
- 2022 — Present Talega HOA Vice President

5. *Any other information you would like to provide.*

- I am a full-time mother of three children. I have been in property management since 2001. As Board President, I worked closely with San Clemente City Counsel to ensure our high quality of life in Talega. We've had challenges with group homes, short-term rentals, Toll Roads and OCFA compliance. My goal is to continue to preserve our lifestyle in our Spanish Village by the Sea.

Andrea Ewell Candidate Statement for Publications

As the Talega HOA President for the last 11 of 13 years, I have navigated our community through its fair share of challenges.

As your current Vice President, I continue to guide our way through major community issues. When our residents were concerned about crime in our area, we quickly installed license plate-reading cameras to which our sheriffs have direct access. When Talega was burdened with group homes in our quiet neighborhoods, we redefined our enforcement process to mitigate nuisance violations swiftly. When the community voiced concern for updated landscape options we redrafted our architectural guidelines to include drought tolerant landscapes. I have also worked hard to protect our community from the Toll Road dividing our city with a freeway.

We are currently in the process of updating decade-old aspects of our community including a phased landscape replacement project and an update of our worn community common areas that better represents Talega. I continue to work with the Orange County Fire Authority to minimize Talega's fire risk and liability. Each one of us bought in Talega in part for its charm and community. I am committed to uphold our high standards of living.

We have lived in Talega for 19 years as both homeowners and landlords. I am a full-time mother of three teenaged who graduated from Vista del Mar and currently attend San Clemente High School. Over the years, I have bridged the communication between the school and the community whereas Talega now helps raise funds each spring for our community school through donations. My husband is a local, small business owner in San Clemente.

2004-2007, I served as the Vittoria Delegate. From 2007-2011 I served on the Talega Enforcement Committee. In 2011, I was elected to the Talega HOA Board of Directors. The experience I have earned over the past 19 years of service to our community is invaluable and unique compared to other candidates. I know and understand our community.

I hope you allow me the opportunity to continue to serve our community by keeping our standards of excellence high for our Spanish Community by the Sea.