



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

Therese Warburton  
 Keystone  
 240 Commerce, Suite 200  
 Irvine, CA 92602

**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. Two double-sided pages 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*

May 22, 2026

A Meeting of the Members will be held as follows:

Date: June 25, 2026  
 Time: 7:00 PM  
 Location: The Aguirre Building – 505 Jefferson St., Placentia, CA 92870  
 All mailed ballots should be received by us by June 24, 2026.

Ballots may be mailed in or submitted to the Inspector of Elections at the meeting. ALL ballots must be received prior to the start of the Membership Meeting, at which time the polls will close.

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 Altura, Inc. bylaws define a quorum as “a majority” of the voting power of the association, or 182 members. This quorum requirement is lowered to 20% (73 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!**

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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!)

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

**Mike Foulger**

Eighteen-year resident of Altura, past board member and current president of the HOA. I have a background in account and finance and would like to continue to serve my community.

**Sandy Garcia**

My name is Sandy Garcia, and I have been a resident of Altura for the past 10 years. During that time, I've developed a deep appreciation for our community and the people who make it such a special place to live.

I would be honored to continue serving on the Board of Directors. My long term residency has given me a strong understanding of our community's needs, priorities, and values. I care deeply about maintaining the quality, safety, and sense of community that makes Altura a great place to call home.

I believe my experience, consistency, and commitment allow me to be a reliable voice for our neighbors. I am approachable, willing to listen, and dedicated to making thoughtful decisions that benefit the community as a whole. I take pride in advocating for the residents, helping address concerns, and supporting improvements that enhance our shared environment.

It would truly mean a lot to me to continue contributing in this role, and I am committed to serving with integrity, fairness and care.

Thank you for your consideration.

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

**Katrina Greene**

I have lived in the Altura community since 2011 and have been a member of the Board of Directors of Altura for almost 10 years. I have also been an educator for 22 years. I desire to continue to work to maintain the attractiveness and vitality of the Altura community.

**Sheila Jordan**

Fellow home owners, my name is Sheila and I'm interested in becoming a member of the HOA board.

I have owned a unit in the Altura community since 2012.

Prior to that, I served on another association for a condo in Corona.

Currently, I'm a Co-Chair for the Placentia Community Foundation, a Non-Profit Coordinator with Love Placentia, secretary for the Orange County Law Enforcement Emerald Society, and I volunteer with the Rotary Club of Placentia.

If my name looks familiar, it might be because I used to be an administrator for the Placentia Buzz Facebook group.

I'm employed with the Placentia Yorba Linda Unified School District and work as an Assistant Director for Blessed Sacrament Children's Learning Center.

In my free time (what's that?), I enjoy taking Carnival cruises (my 40th and 41st are this year), spending quality time with my boyfriend of 8 years, and enjoying memories created with my 2 daughters who are 23 and 20 years old.

I have seen many positive changes the last few years relative to Altura itself and the management company. Personally, I'm a huge fan of their overall communication and the ease of the Keyston app.

I ask humbly for your vote so that my input and/or experience can be used for good.

Thanks for your time and attention.

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

**Steve Heine**

I have been a member of the Association for more than 25 years and I currently serve as a Director on the Association's Board of Directors.

Over the past five years I have concentrated on providing steady, sensible, and responsible leadership to the membership and bringing a common sense approach to solving the issues that face the operation of our Association.

I would appreciate your vote to continue to serve our community.

**Lynda Oliveira**

My name is Lynda Oliveira, and I am running for a position on our HOA Board.

I have been a proud homeowner in this community for six years and care deeply about the safety and well-being of our neighborhood. In my current role as a school crossing guard, I work each day to protect young children and ensure they safely arrive to and from school. Safety, awareness, and attentiveness are responsibilities I take seriously.

In addition to my role as a school crossing guard, I bring a diverse and practical professional background. I bring over 20 years of experience as a bookkeeper, which has strengthened my organizational skills, financial knowledge, and attention to detail when solving problems. I have worked in the motorcycle industry and fiberglass industry along with experience supporting both a construction company and an architectural firm. In my years of my professional background I served as Office Manager and General Manager.

I have also taken an active role in improving our community, working directly with Southern California Edison to advocate for and successfully update lighting throughout our neighborhood, both inside and along the perimeter. I believe proactive involvement makes a real difference.

If elected, I will continue to prioritize neighborhood safety, responsiveness to homeowner concerns, and practical improvements that enhance quality of life for everyone.

I would be honored to serve our community.

Thank you,

Lynda Oliveira

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

**Steven Johnson**

To keep our community a pleasant place to live. I want to continue working with my fellow board members to ensure decisions made keep cost down and our property values up.

**Heather Rangel**

My name is Heather Rangel, and I am running for a position on our HOA Board.

I bring 17 years of law enforcement experience, currently serving as a Public Information Officer, where I work closely with executive leadership on policy, communication, and complex community matters. My career has centered on accountability, transparency, and building trust through clear communication. I also serve on the board of the nonprofit I founded in 2016 to support children battling pediatric cancer, an experience that has deepened my commitment to compassion, service, and putting people first.

I have proudly been a homeowner in this community for 14 years, and I am personally invested in maintaining the safety, integrity, and long-term value of our neighborhood.

I also understand the importance of responsible stewardship of community resources through my professional and volunteer experience, and the impact that financial decisions have on homeowners and long-term community planning.

If elected, I will prioritize transparency, open communication, neighborhood safety, infrastructure improvements, effective pest control solutions, and protecting property values.

I am committed to listening, collaborating, and working toward practical solutions that reflect the best interests of our entire neighborhood. I would be honored to serve.

Heather Rangel