



## Sienna Ridge Maintenance Association

January 13, 2023

The HOA Election Guys

27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

A Meeting of the Members will be held as follows:

Date: February 16, 2023  
Time: 6:00 PM  
Location: via zoom

Meeting info and zoom link will be posted at: [www.TheHOAElectionGuys.com/siennaridge](http://www.TheHOAElectionGuys.com/siennaridge)

This Meeting of the Members is being held to vote on the election of FIVE (5) directors.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Sienna Ridge Maintenance Association bylaws define a quorum as “25%” of the voting power of the association, or 31 members.

Enclosed with this notice is:

1. Your Official Ballot - please return your ballot so that we can meet quorum!
2. One smaller Secret Ballot envelope
3. One larger pre-addressed envelope (which needs to be signed!)
4. One page of candidate statements – there are statements on BOTH SIDES of the page

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 provided larger envelope which is addressed to:  
Sienna Ridge Maintenance Association c/o The HOA Election Guys
- 4) **Fill out your return address and SIGN where indicated!!!!**  
(Your vote will not count if you do not sign the envelope)
- 5) Apply postage and mail – Mailed ballots must be received by February 15, 2023.

If quorum is not reached at this meeting, the members in attendance at the meeting may vote to reconvene the meeting to a later date (this is done via a voice vote of the members present at the meeting). In this case, the deadline for receiving ballots will be extended as well.

If you have any questions, please do not hesitate to contact your association’s Inspector of Elections, The HOA Election Guys, Inc. an independent third-party as required per CA Civil Code.

The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at [info@thehoaelectionguys.com](mailto:info@thehoaelectionguys.com)  
Letter ID: SiennaRidgeFILE(123+1)

*The HOA Election Guys, Inc  
27472 Portola Parkway Suite 205-412  
Foothill Ranch, CA 92610*

## **CANDIDATE STATEMENTS**

**(Additional statements on the reverse)**

### **Bob Campbell**

“I have been on the Board of Directors for eleven years and wish to continue on the board in order to help keep the community clean, safe, beautiful and to keep association dues low. I have worked as a legal administrative assistant for the past 25 years. I would appreciate your vote. – Robert Campbell”

### **Nicole Howard**

Hi Team!

My name is Nicole Howard (formerly Roach) and I have lived in this gorgeous community for over 20 years. My family was living in Foothill Ranch and moved to Painted Trails and were original owners of a Talaverde for about a year and a half. As a family we decided to downsize to Sienna Ridge and we have been here ever since!! I raised my 2 amazing Children (Kyle now 25 and Sydney now 23) here in this lovely home and they attended Portola Hills Elementary, Serrano and then El Toro High School. My son currently serves in the US Navy and my daughter graduated last year from the University of Oregon! I personally grew up in Orange County and knew when I started my own family that this area was the place to raise my children. This community is near and dear to my heart and now that my kids are off on their own I feel it was a good time for me to become a more integral part of the future of Sienna Ridge. I work from home and have some time to devote to this amazing development. I want to ensure that future families continue to have the same wonderful experience raising their children and flourishing that I had. I want to be a part of making sure this community stays healthy and clean and structurally safe and sound. I would also like to partner with my neighbor Debbie Krumbolz who has also applied. Thank you for your consideration and I am happy to help out this amazing neighborhood! Cheers!

Nicole Howard

### **Roman Jaklitsch**

Currently on Board, since 4 years, attending regularly meetings, trained engineer, ensuring financial health of HOA, keeping cost reasonable, managing reserve funds responsibly, securing the look and value of community for all home owners

## **CANDIDATE STATEMENTS**

**(Additional statements on the reverse)**

### **Debbie Krumboltz**

I am excited to announce my candidacy for a position on the Sienna Ridge HOA board. I have lived here for 20 years and enjoy calling this community home. I am a local realtor and understand the importance of keeping our home values strong and keeping our neighborhood attractive, as well as having it be a desirable place to live for future residents. I served 2 years on the Board of Directors for the Orange County Association of Realtors. I understand budgets, disputes, compliance and resolution. I also believe in the importance of listening to our members concerns and doing the right thing. Thank you for reading.

### **Steve Scott**

Eight years ago, I moved to Sienna Ridge with my wife, Jacque and seven year old daughter because of the family centered community. My focus for the last three years as a board member has been to keep the family aspect of the neighborhood and balancing the 10+ year budgets of the association. Volunteering to join the Sienna Ridge board has been a small service to give back to this wonderful community. In my life outside of Painted Trails, I am a senior fleet manager at a large regional corporation. My primary area of responsibility has been contract management for vehicle/construction equipment purchasing, long-term partnership contracts for service providers, and asset management. There are a number of community groups, clubs and sports that I am an active member. I have been on the boards of the clubs and a non-profit organization that managed a small sports facility.