



Modo Neighborhood 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.

Debra Gillette
Professional Community Management
27051 Towne Centre Drive, Suite 200
Foothill Ranch, CA 92610

April 4, 2026

A Meeting of the Members will be held as follows:

Date: May 6, 2026 (All mailed ballots must be received by us by May 5, 2026)
 Time: 5:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/modo)

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **The HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

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 Modon Neighborhood Association bylaws define a quorum as “25%” of the voting power of the association, or 18 members. This quorum requirement is lowered to 20% (14 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!**

Debra Gillette
Professional Community Management
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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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CANDIDATE STATEMENTS

Coleman Chuen

No statement was provided by this candidate.

Andra Jay

Since 2021, I have been privileged to serve as President of the MODO Neighborhood Association.

I attend all Board meetings and diligently work with other Board members, Community Management and vendors. I am available to help other homeowners and have also nurtured a relationship with Great Park Management in an ongoing effort to better the quality of life here in Novel Park.

The past few years have been busy, since – as you know - we recently completed a large-scale construction project. I, along with other Board members past and present, helped to guide this endeavor from the very beginning by first hiring the law firm, then the construction management company and finally the contractors who performed the repairs. I'm very pleased to have taken part in improving the appearance, safety and stability of our homes and remain committed to protecting our financial investment.

I'm also particularly proud of my signature project: landscaping what was, essentially, a vacant lot between the homes along the Ridge Valley path. This area was transformed into a beautiful neighborhood garden with a colorful selection of flowering plants and trees. I supervised every detail of this effort from start to finish, working closely with the landscape designer to create a tranquil space for all of us to enjoy.