



The Westerly Homeowners Association

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

Justin Sofley, The Management Trust
100 E Thousand Oaks Blvd Suite 115
Thousand Oaks, CA 91360

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.

August 11, 2026

A Meeting of the Members will be held as follows:

Date: September 14, 2026

(All mailed ballots must be received by us by September 13, 2026)

Time: 6:30 PM

Location: via zoom.com

(Zoom info will be posted at: www.TheHOAElectionGuys.com/westerly)

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 Management Trust – 100 E Thousand Oaks Blvd Suite 115, Thousand Oaks, CA 91360**

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 Westerly Homeowners Association bylaws define a quorum as “25%” of the voting power of the association, or 53 members. This quorum requirement is lowered to 20% (43 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!)

CANDIDATE STATEMENTS
(Additional statements on reverse)

Greg Berger

I am Greg Berger, the current HOA President, and I am running for reelection to continue serving on the Board of Directors of our Homeowners Association.

I have lived in the Westerly for just under six years and have proudly served as HOA President for the past five years. During that time, I've developed a deep understanding of our community and a genuine commitment to its well-being.

I care about the Westerly and the people who live here. My goal has always been to help maintain a community that is well-managed, financially responsible, and a place we are all proud to call home.

Serving as President has given me valuable experience in budgeting, decision-making, and working through the concerns and priorities of homeowners. I believe in clear communication, fairness, and making thoughtful, balanced decisions that benefit the community as a whole.

If reelected, I will continue to focus on:

- Open and transparent communication
- Responsible financial management
- Maintaining and improving our shared spaces
- Listening to residents and addressing concerns in a timely, respectful way

I am committed to continuing to serve with integrity and a collaborative approach. Thank you for your consideration—I would appreciate your vote and the opportunity to keep working on behalf of our community.

Thank you, Greg Berger

CANDIDATE STATEMENTS
(Additional statements on reverse)

Leon Felburg

A member of the Westerly HOA and original owner since November 2018.

A Board officer for two years. Pool Committee Member and Chairman for five years. Local music teacher. Retired insurance agent.

Community Activities Coordinator for our annual Easter Egg Hunt, Fourth of July, Halloween and Christmas Decorations contests.

I wish to represent the neighborhood. I have attended almost every general HOA meeting since its inception.

Akash Joshi

Thank you! There is a need for change!

CANDIDATE STATEMENTS
(Additional statements on reverse)

Jeff Kwan

Dear Westerly Community,

I am pleased to submit my candidacy for a position on the Board of Directors of our Homeowners Association. Over the past seven years as a resident, I have come to deeply appreciate the strong sense of community and commitment to excellence that make Westerly such a wonderful place to live.

For the past six years, I have had the privilege of serving as Treasurer for our Association. In that role, I have worked to ensure sound budgeting, responsible financial planning, and transparent financial management. I believe that transparency, accountability, and fiscal responsibility are essential to maintaining our community's financial health and preserving the quality of life we all enjoy.

I am committed to working collaboratively with fellow homeowners and board members to address the needs of our community and achieve our shared goals. If re-elected, I will continue to serve with integrity, diligence, and a focus on what is best for Westerly and its residents.

Thank you for your consideration and support. I would be honored to continue serving our community and contributing to its continued success.

Warm regards,

Jeffrey Kwan

Amit Manjrekar

No statement was provided by this candidate.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Isabelle Rhode

No statement was provided by this candidate.

Macken Wong

Hello, my name is Macken Wong and I'm an original homeowner in The Westerly since 2021. My family and I have been active participants in the community and regularly engage with and try to be helpful to our neighbors! I've been serving on the board since Lacy stepped down last year, and have been attending and learning about all the ins and outs of our community and what it takes to maintain it. My goals as a board member are to help promote transparency when it comes to decision, be fiscally responsible while addressing member concerns as well as improving our community as a whole. With all the upcoming projects I hope to be helpful in making sure that the process is as smooth as possible for all parties involved.