

**Emberwood Community Association**

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

Clara Pelayo
Keystone Pacific
800 N Haven, Suite 300
Ontario, CA 91764

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.

September 1, 2026

A Meeting of the Members will be held as follows:

Date: October 8, 2026 (All mailed ballots must be received by us by October 7, 2026)
Time: 5:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/emberwood)

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 TWO (2) directors. Although no nominations were received during the nomination window, your bylaws allow nominations to be made from the floor of the meeting. Those who wish to be write-in candidates must be nominated from the floor at the beginning of the meeting. 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 Emberwood Community Association bylaws define a quorum as “25%” of the voting power of the association, or 12 members. This quorum requirement is lowered to 20% (10 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!**

Clara Pelayo
Keystone Pacific
800 N Haven, Suite 300
Ontario, CA 91764

Emberwood Community Association

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

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



A Note from The Inspector of Elections:

After the nomination period closed, we received nominations from the members below. As these nominations came in after the nomination period had closed, we are not able to print their names on the ballot. You can vote for these members by writing their names on the ballot, and casting vote(s) as you would for any other candidates. Please note that these members, or any other write-in candidates, would need to be nominated from the floor of the meeting to be elected to the board.

Emily Hayden

No statement was provided by this candidate.

Sharmaine Morgan

My name is Sharmaine Morgan, and I'd like to be considered to run for the HOA Board of Directors. Since purchasing my home here, I have loved being part of this community and want to help it thrive. Professionally, I work as an Account Manager for a healthcare organization. My vision is a welcoming, well-maintained, and financially sound community. If elected, I will focus on protecting our property values. While I haven't served on a board before, I offer a fresh, unbiased perspective and am committed to attending all future meetings. I would be honored to earn your vote and represent our neighborhood.