



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

Taylor Johnston - PMP Management  
 25124 Springfield Ct, Suite 220  
 Valencia, CA 91355

**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. Three 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.*

February 24, 2026

A Meeting of the Members will be held as follows:

Date: March 26, 2026 (All mailed ballots must be received by us by March 25, 2026)  
 Time: 5:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/riviera](http://www.TheHOAElectionGuys.com/riviera))

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: **PMP Management – 25124 Springfield Ct, Suite 220, Valencia, CA 91355**

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, The Riviera Estates Association Bylaws Article 4, Section 10 states: "There is no quorum required for the election of directors."

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!**

Taylor Johnston - PMP Management  
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 Valencia, CA 91355

**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**

### **Richard Brous**

RICHARD BROUS (2025 Incumbent) has lived on Monaco Drive with his wife Christina Kounelias and their two sons since 2008.

He has served as Vice President and head of the Architectural Committee for the past two years.

Previously he was an Associate Board member for several years, serving on the Architectural Committee.

He enjoys building community in our neighborhood, while continuing his work in international business development focused on production facilities.

### **Jennifer Hawks Djawadi**

I have served on the REA HOA board for past two years as the Secretary of board. I have served an associate member for three years prior joining the board. We have lived on Lucca Drive for 12 years and live with my husband and 12 year old twins. I enjoy helping our neighbors with safety and preventing crime in our neighborhood. We have a wonderful community and look forward to helping our neighbors in the future. I live with my husband and 12 year old twins.

### **Jill Howe**

I am adding my name as a candidate for the REA HOA for another term. I am currently serving as the Treasurer on the 2025 Board.

I have lived with my husband, Brad and three grown children on Amalfi Drive for 14 years. We have thoroughly enjoyed living in this great neighborhood and I would like to ensure that continued excellence by serving another term.

I believe a strong, safe and well run neighborhood, starts with the Board. I believe as a whole the 2025 Board has worked on improving safety concerns, continued to maintain and beautify unattractive areas in our HOA and address general concerns of the community.

Thank you for your consideration.

## CANDIDATE STATEMENTS

### **Beth Karmin**

Beth Karmin (Incumbent) has lived in the Riviera with her family since 1998. Beth and Ken raised 4 children in the neighborhood. She was an associate REA board member for a year, served as board secretary for 2 years and now serves as chair of Grounds.

### **Grace Newton**

My name is Grace Newton, and I have been a member of the Riviera Estates Association since 2008, when my family and I moved to 1555 Amalfi Drive. I am an attorney with over 20 years of experience, including running my own successful law practice for 11 years before choosing to step back temporarily to spend more time with my young children, now ages 13, 12, and 7.

Previously, I served as co-chair of the architectural committee in the Castellammare neighborhood in Pacific Palisades, where I reviewed construction plans and enforced CC&Rs to protect neighborhood aesthetics, views, and overall harmony. That experience taught me how to balance competing interests while maintaining fairness and consistency.

As a Board member, my focus would be on practical improvements that directly affect our quality of life such as better oversight of construction and truck activity along Amalfi, enforcing reasonable construction hours, (not 7am on a Saturday like my neighbors do now), addressing view and aesthetic impacts, and considering smaller streets like Umeo to be better represented. I value common sense, clear communication, and thoughtful decision making.

Most importantly, I care about our neighborhood and am committed to helping it run smoothly, respectfully, and in a way that preserves the beauty and character of the Riviera Estates I would be honored to contribute my experience and judgement to the Board.

## CANDIDATE STATEMENTS

### **Anne Leeds**

ANNE LEEDS (Incumbent) Is currently serving as President for the REA Board and previously as treasurer and secretary. She grew up in the Riviera and moved back to the neighborhood as an adult with her own family in 1998. She has resided on San Remo Dr. ever since. Anne has been a local Realtor since 1986 and keeps up on new developments in the industry and how they affect our neighborhood in particular. Simply put, Anne feels the Riviera is a rare and special place to call home and considers it a privilege to serve on the REA Board.

### **Howard Sands**

Dear neighbors and fellow REA members,

I have been a member of the REA since purchasing our property in the Riviera in 2011. My background is as a real estate investor, including acquisitions, development, management, dispositions, financing and fund management. I have served as an officer/principal in numerous real estate investment companies with hundreds of properties, as well as on the Board of Directors of a private REIT. As a professional investor and an Officer, a good deal of focus has been on risk management. A few years back, and after the Lahaina, Maui fire, I asked during the "new business" open floor toward the end of the REA Annual Meeting whether we could bring in an expert consultant to advise us on fire and natural disaster preparedness due to our proximity to the Santa Monica Mountains and in light of the wake-up call that the Lahaina fire had given us. Unfortunately, we did not hear back on that suggestion, and since then the Palisades fire has done more damage than we could have imagined. But - for the survivors among us - it's not too late for us to become more educated and prepared. I hope to bring some relevant experience to the REA and help it navigate risks and the fine line between what's best for the neighborhood and private property rights.

Sincerely,  
Howard Sands

### **Allen Steiner**

*No candidate statement was provided by this candidate.*