



Enclave Homeowners' Association

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

Eryn Helsper
Keystone Pacific Property Management
800 N. Haven Avenue, 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 double-sided 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.

April 8, 2026

A Meeting of the Members will be held as follows:

Date: May 13, 2026 (All mailed ballots must be received by us by May 12, 2026)
 Time: 3:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/enclave)

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: **Keystone Pacific Property Management – 800 N. Haven Avenue, Suite 300, Ontario, CA 91764**

This Meeting of the Members is being held to vote on the election of FOUR (4) directors. There are five positions scheduled for election this year, but as there are only four candidates and your bylaws do not permit write-in candidates, this election will be for four 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 Enclave Homeowners' Association bylaws define a quorum as "51%" of the voting power of the association, or 97 members. This quorum requirement is lowered to 20% (38 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!**

Eryn Helsper
Keystone Pacific Property Management
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Ontario, CA 91764

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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!)

Amber Dickerson

As a member of our community since late 2023, I value transparency, responsible budgeting, and friendliness that make this a great place to live. Currently, I am serving as Secretary on a non-profit board and enjoy the process of collaborating to create a better future for the company. I would like the opportunity to have a similar contribution for our community. I believe in open communication and welcome input from all residents to ensure decisions reflect our shared priorities. I would also love to see more community events that help us connect and get to know our neighbors more. I would be honored to earn your support.

Ramy Salama

My name is Ramy Salama.

I am currently serving on the HOA Board and would be honored to continue serving our community. My goal is to help ensure we live in a beautiful neighborhood that cares just as much about its residents as it does about its homes and shared spaces.

I strongly believe that every homeowner's voice deserves to be heard and that concerns should be addressed thoughtfully and respectfully. Open communication and transparency are essential to building trust, and I am committed to fostering both.

In addition to my current board service, I have served on several boards, including my church board, and I understand the responsibility, collaboration, and accountability required of a board member. Professionally, although my educational background is in Biology, I discovered my passion for real estate early on. I became a certified appraiser before obtaining my real estate broker's license, and I currently hold both licenses. My office, Concierge Realty Group, is located in Claremont, just a few miles from our community.

As our final phases have completed and the community has been turned over from Lennae, this is an important time for our neighborhood. I would love to help guide our community forward and ensure we are set up for long-term success. I believe a community is not simply a place you live—it is a place you live with others. During my time in office, I would encourage neighbors to connect, support one another, and truly feel part of something meaningful.

I am committed to helping residents become familiar with our community guidelines while also ensuring the board remains attentive to homeowners' needs. By maintaining an open line of communication, we can build a strong partnership that benefits everyone. I will also advocate for creating a welcoming environment as new neighbors continue to join us.

With both my professional experience and personal commitment to this neighborhood, I am ready to continue serving and contributing to the growth and success of our community. I look forward to the opportunity to serve—not just on the board, but alongside you as part of this community.

Felicity Oliver

No statement was provided by this candidate.

Emma P. Ledezma

2117 Crescent Moon
Upland, CA 91786
(909) 784-8728
godinez.ep@gmail.com

March 2, 2026

The HOA Election Guys

Keystone - Enclave

Dear Enclave Community,

My name is Emma Ledezma, and my husband and I moved into the community during Phase 1 in January 2023. We have two dogs and enjoy taking walks throughout the neighborhood. I have served on the Board for over two years and was the first member appointed, participating in the transition from the builder to homeowner association governance. As this is my first experience serving on an HOA Board, it has been a valuable learning process.

During my tenure, we have implemented several initiatives to support the community, including the installation of dog waste stations, which have contributed to maintaining cleanliness throughout the neighborhood. Parking also became a significant concern for homeowners. While we have introduced a program to better align with HOA guidelines, there is still room for improvement, and I look forward to refining and strengthening that program.

My vision for the Association is to represent the best interests of the community with transparency and accountability. I hope to see stronger connections among neighbors and foster a welcoming environment where residents feel comfortable relying on and supporting one another. As a Board member, I remain committed to keeping our community well-maintained, informed, and a safe space for residents to voice their concerns. In the coming year, I also hope to expand opportunities for community events that bring neighbors together.

Sincerely,

Emma P. Ledezma