



**Shadow Ridge at Oak Park
Homeowners Association**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Paul Saccoccio
General Manager
653 Indian Oak Lane
Oak Park, CA 91377

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.

July 10, 2026

A Meeting of the Members will be held as follows:

Date: August 18, 2026 (All mailed ballots must be received by us by August 17, 2026)
Time: 7:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/shadowridge)

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 Association Clubhouse**

This Meeting of the Members is being held to vote on the election of TWO (2) 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 Shadow Ridge at Oak Park Homeowners Association bylaws define a quorum as "a majority" of the voting power of the association, or 221 members. This quorum requirement is lowered to 20% (89 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!**

Paul Saccoccio
General Manager
653 Indian Oak Lane
Oak Park, CA 91377

**Shadow Ridge at Oak Park
Homeowners Association**
c/o The HOA Election Guys - ShadowRidgeOPFILE
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
(Additional statements on reverse)

Coby De Laveaga

I am pleased to nominate myself for the HOA Board of Directors. I have been a member of the association for the past two years, and during that time I have become increasingly invested in the future of our community and the concerns of homeowners.

I am running for the Board because I believe our community can and should be managed better. There have been many ongoing issues caused by decisions made by the current Board and property management, and I want to help bring accountability, transparency, and common-sense leadership back to the Association.

My goal is to make this community about the homeowners again. Residents deserve to feel heard, respected, and informed about decisions that impact their homes and quality of life. I believe the Board should work for the community, not against it, and should focus on practical solutions that improve our neighborhood and protect property values.

If elected, I will work to improve communication, address unresolved community concerns, and ensure homeowner input is taken seriously. I want to help create a more positive, responsive, and well-managed community that we can all be proud to call home.

I regularly stay informed about Association matters and believe active participation and open communication are essential to effective leadership.

Thank you for your consideration and support. I would be honored to serve our community as a member of the HOA Board of Directors.

Joanne Will

I am writing to formally express my interest in serving on the Board of Directors for our Homeowners Association. My family and I have been members of this association for over six years, and during that time, I have developed a deep appreciation for the unique character of our neighborhood. I am running for a seat on the board because I want to ensure our community remains a well-maintained, safe, and welcoming place for all residents.

With the mass painting project currently underway, I am particularly motivated to lend my technical background to the Board. I want to ensure that this project is executed with the highest standards so that our investment lasts for years to come, rather than requiring premature touch-ups.

My vision for the association is one of proactive transparency and fiscal responsibility. I believe that clear communication between the board and homeowners is essential for a harmonious community. I want to ensure that our shared spaces are not just maintained, but improved, and that our association fees are being utilized effectively to protect our property values.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Jinah Kim

I have been a homeowner in Shadow Ridge since 2024. My son attends Medea Creek Middle School, and I am a small business owner who operates two companies. I also hold a California real estate license and a U.S. utility patent for a product I invented that is now sold on Amazon. In addition, I previously served as president of an HOA in Thousand Oaks.

I am running for a Director position because I want to help make Shadow Ridge a more transparent, neighborly, and resident-focused community. I believe an HOA should serve homeowners by protecting property values while also supporting residents' comfort, convenience, and sense of community.

If elected, I would work toward:

1. Improving transparency through a quarterly community newsletter that keeps residents informed about important issues, upcoming projects, board decisions, and opportunities for homeowner input.
2. Encouraging more detailed board meeting minutes that better reflect the discussions and decisions made during meetings.
3. Promoting a fair and reasonable approach to violation notices, ensuring they are issued thoughtfully and only when absolutely necessary.
4. Holding additional community meetings to listen to residents' concerns and collaborate on practical solutions.
5. Recording HOA board meetings on Zoom so homeowners who cannot attend still have the opportunity to stay informed.
6. Working with the board and management to address the insurance challenges currently affecting eligibility for conforming loans.

Thank you for your consideration and support. I would be honored to serve our community.