

**Sterling at West Hills Homeowners Association**

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

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

Kyle Wolack
Seabreeze
26840 Aliso Viejo Parkway Suite 100
Aliso Viejo, CA 92656

November 17, 2023

A Meeting of the Members will be held as follows:

Date: December 19, 2023
Time: 5:00 PM
Location: via zoom.com
Meeting and zoom info will be posted at: www.TheHOAElectionGuys.com/sterling
All mailed ballots should be received by us by December 18, 2023.

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 Sterling at West Hills Homeowners Association bylaws define a quorum as "25%" of the voting power of the association, or 36 members. 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!**

Kyle Wolack
Seabreeze
26840 Aliso Viejo Parkway Suite 100
Aliso Viejo, CA 92656

Sterling at West Hills Homeowners Association

c/o The HOA Election Guys - SterlingWestHillsFILE
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)

Danielle Brown

To my neighbors,

It would be my pleasure and honor to serve our community again as a board member for Sterling West Hills HOA. I've served with having Pulte as board members and only two homeowners which was very challenging in itself, since they did not have a vested interest. As homeowners we often were out numbered. Now that the board will consist solely of members who live and have a vested interest in our neighborhood I would like to continue serving to assure the projects that we have in process are completed, as well as making sure that issues and concerns from the community be addressed with the best interest of all homeowners being considered.

I have met many of you through direct assistance with issues or on my daily walks through the community. I look forward to serving our community along side Mike DeLaet, Oliver Darwich, Yusuf broahwala and Ravi Pillala.

Mike DeLaet

I am the current President of the HOA (Sterling at West Hills). I have lived in the community since April 2018 with my wife and 3 kids (19, 16 & 13).

I am submitting my candidacy to be reelected to a new term so that I can continue to help beautify the community and increase home values.

During my tenure on the board, there have been numerous improvements to the community.

I also have a ton of board experience in my professional career and am currently a senior executive at Mattel.

When I was a young adult, I built two houses from scratch including the framing, electrical work, sheet rock, roofing and plumbing.

I look forward to the opportunity to continue serving the community.

Regards,
Mike DeLaet
650-483-8008
mdelaet@gmail.com

CANDIDATE STATEMENTS
(Additional statements on reverse)

David Hamilton

Greetings neighbors, my name is David Hamilton. I live on Stone Bend Lane and along with my wife, we work in filmmaking and advertising. Upon moving here, we did not know what to expect, but have been surprised and thrilled to discover a tight-knit community that cares for and supports one another, enjoys spending time together, and fights to preserve the uniqueness of what we share on these streets and cul-de-sacs. My wife and I are active and involved community members. We attend all Board meetings and every Halloween season, we put on the Free Haunted House for all in the neighborhood to enjoy. Our sincere hope is that all in this community will feel listened to, cared for, and respected. It is with that ambition that I submit myself for nomination to the Board. We have a few great leaders on this Board already, but we can do more. This neighborhood is an amazingly special place and with the right Board, with people who listen, who respond, and who work for the community, I believe this can become the home that none of us ever want to let go of. I want to do my part for all of us. Thank you for your consideration.

Gajaba (Gary) Hewamadduma

Dear Fellow Neighbors,

Since becoming a "first-phase resident" in 2017, I've had the privilege of witnessing our lovely community evolve into a tightly-knit neighborhood filled with friendly and caring neighbors. Acknowledging the hard work and dedication of all prior and current board members, I am acutely aware of the ongoing need for continuous efforts in enhancing safety, security, and overall beautification. These endeavors are essential to preserve our home values and create the fulfilling life we all envisioned when we invested in this community.

With this vision in mind, I am eager to step forward and contribute to our community's growth by seeking a position on the board. My background as a professional and a business owner equips me with valuable skills and perspectives that I believe can be instrumental in achieving our shared goals.

To learn more about me and my qualifications, please feel free to visit my LinkedIn profile:
<https://www.linkedin.com/in/g-hewamadduma>

Thank you for your consideration, and I look forward to the opportunity to work together in making our community an even better place to live.

Warm regards,
Gajaba (Gary) Hewamadduma