

**Stafford Place Homeowners Association**

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

Shanna Ghale
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.

August 26, 2026

A Meeting of the Members will be held as follows:

Date: October 6, 2026 (All mailed ballots must be received by us by October 5, 2026)
Time: 5:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/stafford)

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 Office – 800 North Haven, Suite 300, Ontario, CA 91764**

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, a quorum of the membership must return a ballot, or attend the meeting.

The Stafford Place Homeowners Association bylaws define a quorum as “25%” of the voting power of the association, or 10 members. This quorum requirement is lowered to 20% (8 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!**

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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!)

CANDIDATE STATEMENTS

Merola Tadros

I have been a member of the association and have proudly served as a Board Director for the past year. During my time on the board, I have focused on responsible financial planning, carefully evaluating expenses and selecting solutions that best fit our budget while protecting our reserve funds. I am seeking another term because I am committed to continuing this work and helping our community thrive. Professionally, I am a Software Engineer working remotely from home, which allows me to be available and responsive when community matters or emergencies arise. My career has strengthened my analytical thinking, attention to detail, and problem-solving skills, and I enjoy working collaboratively to find practical, cost-effective solutions. I also have experience as a homeowner in another HOA community, giving me valuable insight into the responsibilities and challenges of homeowners' associations. My vision is to foster a well-maintained, financially responsible, and welcoming community where residents feel heard and informed through transparency, open communication, and fair decision-making. As a board member, I hope to continue representing the interests and concerns of our homeowners, encouraging greater community involvement, maintaining responsible budgeting, preserving and enhancing our property values, and ensuring that HOA policies are implemented fairly and effectively. I attend board meetings regularly and make it a priority to stay engaged, contribute thoughtfully, and help make informed decisions that benefit our entire community. Serving on the board this past year has been a rewarding experience, and I would be honored to continue serving our neighbors with integrity, accountability, and a genuine commitment to the long-term success of our association.