



Sonora Hills Community Association

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

Courtney Chastain
Seabreeze
26840 Aliso Viejo Parkway Suite 100
Aliso Viejo, CA 92656

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.

March 23, 2026

A Meeting of the Members will be held as follows:

Date: April 28, 2026
 Time: 3:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/sonora)

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 HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

Please Note: *The Inspector of Elections will be conducting the vote count over zoom and will NOT be present in person. Thus, ballots will not be accepted at the meeting and should be received by us by April 27, 2026.*

This Meeting of the Members is being held to vote on the election of ONE (1) director. 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 Sonora Hills Community Association bylaws define a quorum as “35%” of the voting power of the association, or 20 members. This quorum requirement is lowered to 20% (11 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!**

Courtney Chastain
Seabreeze
26840 Aliso Viejo Parkway Suite 100
Aliso Viejo, CA 92656

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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
(Additional statements on reverse)

Joe Avila

I am honored to continue serving our community and am seeking your support for another term on the Board of Directors as a returning vice president and director. Over the past year, I have focused on practical, day-to-day improvements that keep our neighborhood safe, informed, and welcoming.

In response to growing concerns about crime, I helped organize and support neighborhood theft mitigation efforts, working with neighbors to increase awareness, encourage reporting, and promote simple security measures that make our community a harder target for criminal activity. I have also prioritized communication, sharing consistent updates with homeowners through multiple channels so residents know what is happening, how to get involved, and how board decisions may affect them. In addition, I make a point of guiding new neighbors, helping them understand our HOA rules, resources, and culture so they feel included from day one.

If re-elected, I will continue to focus on safety, clear communication, and fairness in decision-making, while being mindful of both quality of life and long-term property values. I listen carefully to homeowner concerns and work collaboratively with fellow board members to find balanced, practical solutions. I respectfully ask for your vote so I can continue to support our community as a steady, accessible, and solutions-oriented board member.

Siva Iyer

I have been in the community since June 2025 with my wife Meenakshy and our puppy Leo. I would like to work on making sure the association priorities are geared toward quality of living, sustainability, safety and good value for the community. I have been the president of a non-profit for 6 years prior to this and work as a business manager for a large multinational.

Chiru Mukka

I'm living in this community from March 2025. My vision is to help the community by bringing the issues in the community to board's attention and work together with the board in maintaining this beautiful community.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Cassie Dudley

Hello Neighbors! I moved into our beautiful community on July 20th and have enjoyed watching the neighborhood grow as families settled in and turned this development into a true community. Being an Escondido resident for the past four years I was able to watch our community being built from the earlier stages and it has given me a strong appreciation for how important it is to set thoughtful foundations as we move forward together.

I am a small business owner here in San Diego with experience in planning, budgeting, and working collaboratively with others to make well-informed decisions. I value clear communication, fairness, and listening, and I believe those qualities are essential when serving a community made up of many individuals, families and perspectives.

As a board member, my goal would be to help build a respectful, well-organized, and welcoming association that protects our property values while also fostering a positive neighborhood environment. Since we are a brand-new community, this is a unique opportunity to establish reasonable guidelines, consistent practices, and a culture of cooperation and mutual respect from the beginning.

I am committed to being present, attending meetings regularly, and representing the best interests of the entire community. I hope to be someone that my neighbors feel comfortable approaching and confident will act thoughtfully, fairly, and with the long-term well-being of our neighborhood in mind. I am excited to see all that we can do working together to build a community we are proud to call home.

Mo Yala

No statement was provided by this candidate.