



Twelve Twenty-Eight Fourteenth Street Homeowners Association
 c/o The HOA Election Guys, Inc
 27472 Portola Pkwy #205-412
 Foothill Ranch, CA 92610

Wall Street Management Team
 1225 N Pacific Ave, Ste C
 Glendale, CA 91202

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.

May 23, 2026

A Meeting of the Members will be held as follows:

Date: June 25, 2026 (All mailed ballots must be received by us by June 24, 2026)
 Time: 7:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/fourteenth)

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**

This Meeting of the Members is being held to vote on the election of THREE (3) directors.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Twelve Twenty-Eight Fourteenth Street Homeowners Association bylaws define a quorum as “51%” of the voting power of the association, or 13 members. This quorum requirement is lowered to 20% (5 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

Jasdeep Atwal

No statement was provided by this candidate.

Alexander Rosteck

I've been a member of the association since 2021 and have served as board president since July 2023. During that time I've worked through building plumbing issues, vendor management, sound insurance practices, and the occasional neighbor dispute. I'm happy to continue on the board — just showing up and keeping things in order.

Lynne Silverstein

I have owned my condo since 2016 and have been a director on the association's board for over 8 years.

Since Covid, it has been a challenge to lead the HOA, but I believe the board has done a good job at balancing the budget and ever increasing expenses.

Going forward, I hope to keep costs down as much as possible, while increasing the value of our home and making the building a comfortable and enjoyable place to live.

I've lived in Los Angeles for almost 30 years and manage a yacht club in the marina. Feel free to come talk to me anytime.