



**The Cape at Calavera 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

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.

PMP Management - Christina Mercer
1902 Wright Place, Suite 200
Carlsbad, CA 92008

February 17, 2026

A Meeting of the Members will be held as follows:

Date: March 25, 2026 (All mailed ballots must be received by us by March 24, 2026)
Time: 6:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/calavera)

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: **PMP Management – 1902 Wright Place, Suite 200, Carlsbad, CA 92008**

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 Cape at Calavera Hills Homeowners Association bylaws define a quorum as “25%” of the voting power of the association, or 58 members. This quorum requirement is lowered to 10% (23 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!**

PMP Management - Christina Mercer
1902 Wright Place, Suite 200
Carlsbad, CA 92008

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!)

Cape at Calavera Hills Homeowners Association
c/o The HOA Election Guys - CapeCalaveraFILE
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Foothill Ranch, CA 92610

CANDIDATE STATEMENTS
(Additional statements on reverse)

Sue Pender

- Former HOA Cape Treasurer and current Cape Secretary
- Prior Landscape Committee and current Finance Committee Member
- Three decades of professional experience with large infrastructure engineering firm
- Ready to serve you on day one!

Hello Neighbor! My name is Sue Pender and I respectfully ask for your vote to the 2026-2028 Cape HOA Board of Directors. During my most recent board service, I helped launch two large infrastructure projects: our roof replacement project and the association-wide wood/siding/paint project. These projects will add tremendous value to our homes and strengthen Cape assets for years to come. Consistent leadership is critical to the successful completion of these two projects, and I would very much like to see them across the finish line.

I have the professional experience necessary to meet the complex challenges the Board often faces. I am recently retired after having enjoyed an accomplished career in the engineering industry, with an abundance of time, talent and energy to give. I have extensive Board experience including serving The Cape, the Society of American Military Engineers, and the Society for Marketing Professional Services. I bring a collaborative, dispassionate and focused approach to governance of our Cape - the kind of board member The Cape deserves.

No doubt, any of the candidates you select from this year's slate of excellent choices will serve our wonderful community well. I hope you'll consider voting for me, and I also strongly encourage you to support fellow board member and current HOA Treasurer, John Wierick, who is running for re-election.

Thank you.

CANDIDATE STATEMENTS
(Additional statements on reverse)

John Wierick

Over the past year, it's been a true privilege to serve alongside what my wife and I consider one of the finest boards we've encountered in our nearly ten years living in The Cape.

After an extended period of careful due diligence by the board, I helped launch two major infrastructure projects that will restore the beauty of our homes, increase their values, strengthen their long-term integrity, and protect Cape assets for years to come.

As treasurer and a member of the finance committee, I help oversee these projects to ensure they are completed on time and within budget. I believe continuity in board leadership is essential as we bring both the roofing and siding projects to completion over the next two years.

It would be an honor to continue serving my neighbors in The Cape, and I would be grateful for your vote. I also strongly encourage you to support fellow board and finance committee member, Sue Pender, who is running for re-election and continues to be an outstanding partner in this work.

No candidate statements were provided by these candidates:

Jonathan Brand
Ramandeep Singh