

**Granville Court Homeowners Association**

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

Nikki Shahbaz
Ross Morgan & Company, Inc., AAMC
15315 Magnolia Blvd., Suite 212
Sherman Oaks, CA 91403

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.

June 22, 2026

A Meeting of the Members will be held as follows:

Date: July 23, 2026 (All mailed ballots must be received by us by July 22, 2026)
Time: 7:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/granville)

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: **Ross Morgan & Company - 15315 Magnolia Blvd., Suite 212, Sherman Oaks, CA 91403**

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 Granville Court Homeowners Association bylaws define a quorum as "25%" of the voting power of the association, or 14 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!**

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c/o The HOA Election Guys - GranvilleCourtFILE
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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)

Cheryl Guerriero

I'm running for re-election to the Granville Court Board of Directors. I care deeply about our community, our homeowners, and the quality of life in our building — and since joining the board in 2022, I've taken a hands-on, results-driven approach to protecting both.

I oversaw the transition to new landscaping and cleaning vendors, replacing prior vendors that were more expensive and, in some cases, not delivering the level of consistency and upkeep our building needs. When our cleaning service recently raised rates, I negotiated them back down, saving the building \$200 a month. I also made sure our landscapers regularly clear the grates and gutters — something that directly helps prevent our garages from flooding during heavy rains and avoids costly damage.

I'm very involved day to day. When issues come up, I show up. When a water main break flooded our garages, I was there helping push water into the drains. I've met with vendors across the building — including plumbing, pool, boiler, and more — and have been present for walkthroughs to ensure work is done properly and issues are addressed directly. I believe board members should be actively involved, not just listed on paper.

On our upcoming balcony inspection and repair project — required under California law — I've personally met with multiple vendors, conducted property walkthroughs, and negotiated reduced rates when initial estimates came in too high. Getting this done correctly and cost-effectively is a priority.

I also believe homeowners should have direct access to their board. My phone number and email are available — if you're not getting a response from management, you can reach me.

Our current board works well together. We communicate, problem-solve, and take action when needed. I'd welcome the opportunity to continue that work on your behalf.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Jamie Yamanashi

I'm Jamie Yamanashi and proud to be running for the Granville Court Condominium HOA Board. As a resident since 1999, I've seen our community grow and understand both its strengths and the areas where we can improve.

I truly value our building and the sense of community we share. Over the past few years, I have taken it upon myself to maintain and prune the trees and plants around the pool area, as this space has not been regularly serviced by our gardeners. I've also helped care for plants in the courtyard that often go unattended. Many of us enjoy the pool, and I've even stepped in to clean it between services when needed. I do these things voluntarily because I genuinely care about our building and the quality of life here.

As a board member, I would work to contribute in the following ways:

- Transparency: Ensure homeowners are informed about ongoing issues, decisions, and concerns affecting our community.
- Financial accountability: Establish clear checks and balances on spending, explore ways to strengthen our reserves, and conduct a thorough audit of finances over the past few years.
- Proactive maintenance: Prioritize preventative work to address issues early—especially plumbing, which has already led to significant and costly repairs.
- Shared spaces: Maintain the first-floor recreation room as a clean, usable space for residents, rather than allowing it to become storage.

I'm committed to helping our building run more efficiently, responsibly, and with the community's best interests in mind.