



Savannah Neighborhood Association

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

Erica Healey
Platinum Management Group
65 Enterprise, Suite 350A
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. Two double-sided pages 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.

December 17, 2025

A Meeting of the Members will be held as follows:

Date: February 2, 2026 (All mailed ballots must be received by us by February 1, 2026)
 Time: 5:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/savannah)

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 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 Savannah Neighborhood Association bylaws define a quorum as “25%” of the voting power of the association, or 45 members. This quorum requirement is lowered to 20% (36 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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Foothill Ranch, CA 92610

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)

Jada Berenguer

My name is Jada Berenguer, and I have been a member of this association for the past three years. Although I have not yet served on the Board of Directors, I am eager to contribute and bring a fresh perspective as a young homeowner who is deeply invested in the community.

I graduated from UC Irvine with a degree in Computer Engineering and currently work as a senior software engineer. Over the past three years, I've come to appreciate the value of strong community leadership and the importance of maintaining a safe, well-managed, and welcoming environment for all residents. I have always been respectful of the community and its rules.

If elected to the board, I hope to offer a new voice and help make thoughtful decisions that reflect the diverse needs of our homeowners. My goal is to foster a collaborative, inclusive atmosphere and ensure our neighborhood remains a great place to live for everyone.

I look forward to the opportunity to serve and contribute to our community's continued success.

Thank you for your consideration.

Marc Fertig

Incumbent. Vice President

Michelle Lee

Hi - My name is Michelle Lee and I am interested in running.

Delia Sirhal

Delia Maria Sirhal

Bachelor of Arts in Political Science/Minor in French from UCI. Master's degree in business from Webster University, Licensed Real Estate Agent since 2015. Instructional Assistant at IUSD since 2022. School Librarian and Dean of School Life for 11 years, Resident of Columbus Grove since 2007.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Xiomara Romero

To whom it may concern,

I have been a member of the Savannah Neighborhood Association for over seven years, and I am honored to submit my candidacy for the Board of Directors.

Professionally, I bring a background in Behavioral health and consulting with over 15 years of experience in direct practice as well as at a macro level supporting organizations with building California's behavioral health workforce. I believe this experience gives me a strong foundation to contribute to the strategic and operational needs of the Association.

My vision for the Association is to foster greater member engagement and enhance transparency. I believe the Board has a vital role in ensuring we continue to grow and evolve while staying true to our mission and values.

As a Board member, I hope to accomplish improving communication with members and organizing member engagement events. I am committed to serving with integrity, transparency, and collaboration.

This is my first time submitting my candidacy for the association. I have served on previous boards the most recent was the Center for Cancer Counseling in which that time I was actively involved in prominent decisions for the center as well as providing culturally competent and equitable services for all.

Thank you for your consideration. I look forward to the opportunity to serve on this board and contributing to the success of our Association.

Sincerely,
Xiomara Romero

Annie Yang

As a current board member - with consistent attendance - for the past five years, I'm seeking re-election to continue to serve my neighbors and community in keeping Savannah a wonderful place to live. With a background in the financial services industry, I aim to carry on the responsible management of the association's budget, spending, and reserves. My goal is to ensure that the neighborhood stays well-maintained, and that members can feel that their voice is heard and that disputes are resolved fairly.

Candidate Summary

Savannah Neighborhood Association

Christina Burns Loff

I have served on the Savannah Neighborhood Association Board since December 2008 and lived in the Community since 2007.

In my time as a Board member, I have contributed many things that have enhanced Savannah and are truly honored and grateful to know that my contributions have helped to create such an amazing and well-valued community.

I along with the other previous Board Members worked to finalize the Lennar Litigation and contributed towards funding the reserves adequately, which is well over 90%. I am grateful to be part of this monumental accomplishment that all current and future Savannah residents will enjoy for years to come. I am proud to leave a lasting impression.

In addition to this, I have been instrumental in bringing my knowledge of landscaping, building rules and regulations, and Property Management (over 7 years) to the Board to offer up insight into many aspects in which Savannah can be improved upon while still upholding the CC & R's.

During my tenure in Property Management my duties included and were not limited to the following:

- Work on, and maintain over 1.7 square feet of class A commercial office space.
- Primary contact for Tenants, and Vendors. Proactively respond to and resolve Tenant issues in a timely yet cost effective manner.
- Track and maintain rent rolls, aged delinquencies, tenant files
- Complete Budgets
- CAM Reconciliation
- Accounts receivable
- Accounts Payable
- Prepare vendor contracts
- Track insurance
- Organize tenant appreciation events throughout the year
- Landscape Inspections and Property Walks
- Roof Inspections
- HVAC Training and Inspection

(continues on reverse side)

Christina Burns Loff

(continued from reverse side)

I hope to enhance Savannah and make it even better! It is my goal to financially improve Savannah as we move forward and ensure that Savannah is a stable community. I will fulfill these goals by continually attending every Savannah Board Meeting, researching each issue in depth, meeting with Vendors' onsite to ensure proper communication and convey our goals to them, and review all financial commitments. It is my goal to ensure that Savannah has the best vendors, while still being financially sound.

It is my vision for Savannah to continue to grow, and become the most visually stunning community around. With my knowledge, I hope to work directly with the Vendors, Board Members, and Property Management to continue this growth process. I would like Savannah to be one of the most well maintained neighborhoods in Irvine while still maintaining our property values during any economic time. If I am elected for another term I would to continue to work with the Board to address the financial aspects of our neighborhood as well as constantly re-evaluate the performance of each vendor to ensure that our standards are being met if not exceeded. Thank you for taking the time to consider me as your continued Board Member - it is truly my honor!

Thank you for your consideration,

Christina Burns Loff