



The Lansing Homeowners Association

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

Sangita Dhital
Action Property Management
655 Montgomery Street, Suite 1190
San Francisco, CA 94111

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.

December 11, 2025

A Meeting of the Members will be held as follows:

Date: January 14, 2026 (All mailed ballots must be received by us by January 13, 2026)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/lansing)

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: **Action Property Management – 655 Montgomery Street, Suite 1190, San Francisco, CA 94111**

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 Lansing Homeowners Association bylaws define a quorum as “51%” of the voting power of the association, or 42 members. This quorum requirement is lowered to 20% (17 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!)

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CANDIDATE STATEMENTS

Sumit Dhingra

I have been on the board for past 3 years and hope to continue adding value in current role. Focused on actively modernizing our building and making processes more efficient. My vision is to help build a community where safety, comfort and transparency are top priority.

Sami Malik

I have been a resident of Lansing for over 12 years. This was my first term on the Board, and I have had the privilege of serving as Board President since October 2024.

During this time, I've worked to modernize and strengthen our association through several key initiatives that resulted in closer management oversight, greater financial transparency, significantly reduced utility bills, and a vendor contract overhaul. We also began upgrading building systems and equipment, including new treadmills and an ongoing transition to a cloud-based callbox/intercom system.

I led the effort to identify and implement operational and financial efficiencies, culminating in the selection of Action Property Management - one of the top-rated management firms locally and across California. These changes have significantly reduced operating expenses while improving service quality and responsiveness, freeing up funds now available for reinvestment in the building.

I am seeking re-election to continue this momentum. My goal for the next term is to reinvest our recently realized savings into upgrading the building's outlook and systems, including modernizing common areas and enhancing amenities. Lansing is a family-style building, and I believe it should continue evolving into the best version of itself for all who call it home.