



**Estrella Community Owners 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 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.*

PCM -Kirstie Wright  
1285 Corona Pointe Ct, Ste 101  
Corona, CA 92879

March 26, 2026

The First Annual Meeting of the Members will be held as follows:

Date: May 7, 2026 (All mailed ballots must be received by us by May 6, 2026)  
 Time: 4:30 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/estrella](http://www.TheHOAElectionGuys.com/estrella))

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: **PCM – 1285 Corona Pointe Ct, Ste 101, Corona, CA 92879**

This Meeting of the Members is being held to vote on the election of ONE (1) director. 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 Estrella Community Owners Association bylaws define a quorum as “the majority” of the voting power of the association, or 16 members. This quorum requirement is lowered to 20% (6 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](mailto: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!**

PCM -Kirstie Wright  
1285 Corona Pointe Ct, Ste 101  
Corona, CA 92879

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

## CANDIDATE STATEMENTS

### **JaJuan Graham**

I joined the Association in August and, even in a short time, I've come to appreciate the strong sense of community and the importance of thoughtful, well-managed governance. As a newer homeowner, I bring a fresh perspective and a genuine interest in learning how the Association operates and how it can continue to serve residents effectively.

My professional background is in operations, data analysis, and organizational support, with experience working in structured, compliance-driven environments. I regularly collaborate with leadership teams, review policies and processes, and support informed decision-making. This has helped me develop a balanced, detail-oriented approach and a strong sense of accountability.

My vision for the Association emphasizes transparency, clear communication, and long-term planning, while remaining responsive to the needs of homeowners. I believe a well-functioning Board listens actively, communicates clearly, and makes decisions that support both the present and future of the community.

As a board member, I hope to contribute by being engaged, prepared, and collaborative. I am committed to attending meetings regularly, staying informed, and representing homeowners fairly and thoughtfully. I also value asking questions, seeking clarity, and supporting solutions that are practical and sustainable.

While I am new to this community and have not previously served on this Association's Board, I have supported leadership teams and advisory groups in professional settings. Those experiences have strengthened my ability to work collaboratively, respect governance structures, and fulfill my responsibilities.

I appreciate your consideration. I would welcome the opportunity to serve and support the Association as it continues to grow and thrive.

### **Sergio Moreno**

*No statement was provided by this candidate.*

### **Lance Valdez**

I would love to be on board to help and make my community better.