



Sutter's Mill Neighborhood Corporation

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.

Juliet Pham
Platinum Management Group
65 Enterprise, Suite 460
Aliso Viejo, CA 92656

April 13, 2026

A Meeting of the Members will be held as follows:

Date: May 19, 2026 (All mailed ballots must be received by us by May 18, 2026)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/suttersmill)

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 Sutter's Mill Neighborhood Corporation bylaws define a quorum as "25%" of the voting power of the association, or 38 members. This quorum requirement is lowered to 20% (31 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!**

Juliet Pham
Platinum Management Group
65 Enterprise, Suite 460
Aliso Viejo, CA 92656

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!)

Sutter's Mill Neighborhood Corporation
c/o The HOA Election Guys - SuttersMillFILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

CANDIDATE STATEMENTS
(Additional statements on reverse)

Osman Aziz

I have been a member of the Association for over 15 years and have a strong interest in helping ensure it continues to operate responsibly and effectively. I am married with three children and understand the importance of maintaining a well managed community for families.

I currently work for a government agency overseeing contracts and budgeting, with a focus on fiscal responsibility, compliance, and ensuring expenditures remain within approved limits. My role requires regular participation in committee and board meetings and close attention to state and federal regulations. I hold a bachelor's degree in Criminology from California State University Fullerton.

My vision for the Association is to promote transparency, sound financial oversight, and long term planning while maintaining compliance with governing documents and applicable laws. As a board member, I hope to contribute practical experience in budgeting and compliance, support informed decision making, and help protect the interests of all members.

I have previously served on the Board of Directors for a nonprofit organization, OC Select, which provided after school programs for children. I am committed to being an engaged and responsible board member who represents the community with integrity.

Osman Aziz (Homeowner)
6 Quartz Lane
Ladera Ranch, CA 92694
714-270-9647
Oaziz24@gmail.com

N. DANIEL PERESS

51 PLATINUM CIR, LADERA RANCH, CA 92694
CELL: (310) 621-3587 • EMAIL: NPERESS@GMAIL.COM

February 4, 2026

RE: Sutter's Mill Neighborhood Corporation
Call for Candidates for The Board of Directors' and Notice of Nomination Procedure

To the Nominating Committee and Fellow Homeowners:

I am writing to formally express my interest in serving on the Board of Directors for the Sutter's Mill Neighborhood Corporation. As a Project Executive and a seasoned Senior Project Manager with over 30-plus years of industry experience, I offer a unique perspective on property stewardship, risk management, and community infrastructure.

My professional background is rooted in managing complex, multi-million-dollar capital projects, including high-profile aviation, institutional, educational and residential developments. I believe my technical skill set directly translates to the effective governance of our neighborhood corporation:

Infrastructure Oversight:

I have deep expertise in evaluating whether construction and maintenance meet industry standards. I can provide the Board with "Owner's Representative" oversight on community repairs and capital improvements.

Fiscal & Document Responsibility:

My career involves deep-dive forensic reviews of contracts, financials, change orders, and schedules. I will bring this same level of scrutiny to our corporation's vendor contracts and project budgets.

Defect & Constructability Analysis:

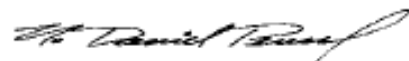
I am experienced in investigating site coordination issues and ensuring adherence to code compliance. This is vital for maintaining the long-term value and safety of our community's common areas.

Strategic Communication:

I specialize in translating complex technical data into clear, organized narratives. I am committed to transparent communication with all residents regarding Board decisions and project updates.

My goal is to apply this knowledge to help our neighborhood to gain the most successful and cost-effective outcomes for our community initiatives. I am prepared to dedicate my time and technical expertise to ensure Sutter's Mill remains a premier, well-maintained, and fiscally responsible community. I welcome the opportunity to support the future of our neighborhood.

Sincerely,



N. Daniel Peress