



Outlook and Element Neighborhood 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. Three 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.

Seabreeze
Julie Phan
6320 Canoga Avenue Suite 650
Woodland Hills, CA 91367

April 29, 2026

A Meeting of the Members will be held as follows:

Date: June 11, 2026 (All mailed ballots must be received by us by June 10, 2026)
 Time: 4:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/outlook)

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 Outlook and Element Neighborhood Association bylaws define a quorum as “25%” of the voting power of the association, or 43 members. This quorum requirement is lowered to 20% (35 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!**

Seabreeze
Julie Phan
6320 Canoga Avenue Suite 650
Woodland Hills, CA 91367

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!)

Outlook and Element Neighborhood Association

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

CANDIDATE STATEMENTS
(Additional statements on reverse)

Camilo Arias

Hello,

My name is Camilo Arias, and I am a proud neighbor and member of the community we call home. While I have not previously served on the board, I am genuinely interested in dedicating my time and energy to support and strengthen our community.

Professionally, I work in the media industry as a Senior Account Executive at a multicultural media company, and I hold a degree in Finance. Although my career path is in media, I consistently apply my financial knowledge and strategic thinking to major decisions, with a focus on responsibility, efficiency, and long-term value.

My vision for the association is one of community and efficiency. On behalf of everyone who calls this community home, we have the responsibility of keeping our neighborhood safe, well funded, perfectly maintained and going in the right direction for our peace of mind. I hope to meet my fellow neighbors, contribute my knowledge in marketing and communications to help all community members feel well informed and apply my Finance for budgeting checks and balances.

If given the opportunity, this would be my first position on a Board of Directors.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Ken Fryer

Candidate for HOA Board Member
Outlook & Element Community

My name is Ken Fryer, and I have proudly called the Outlook and Element Community home for the past year. As a Southern California native who grew up in Acton, I spent the last decade living in North Hollywood before deciding to move closer to home and plant roots in this growing neighborhood. Like many, I commute to Downtown Los Angeles for work, and each day I look forward to returning to the peaceful and welcoming community we have all chosen to call home.

As a chef, I enjoy cooking and making sourdough bread on Saturday mornings. I also enjoy gardening and camping, hobbies that allow me to slow down, appreciate the outdoors, and invest time into the things that grow — whether that's food, friendships, or community.

Over the past year, I have seen our neighborhood continue to grow and evolve. I have participated in Master Community events and plan to become more involved by joining the garden club this year. I appreciate the maintenance standards our HOA has upheld and the responsiveness in addressing issues as they arise. These efforts contribute directly to the pride we feel as homeowners.

As a candidate for the HOA Board, my focus is on practical, day-to-day governance that protects both our quality of life and our property values. I believe we must continue to carefully evaluate the rising costs of insurance and ensure we are receiving strong returns on investment from all third-party contractors. There is a necessary balance between HOA dues and the tangible benefits they provide. Thoughtful financial oversight and transparency are essential to maintaining that balance.

Professionally, I serve as a Director for a global food company, where I lead multiple teams toward common goals. I am directly responsible for overseeing budgets, managing contracts, and collaborating across departments to solve complex challenges. My leadership style is hands-on and involved from the ground up. I believe in understanding the details, asking thoughtful questions, and working collaboratively to develop practical solutions.

If elected, I will bring that same approach to our HOA Board — focusing on responsible financial management, accountability, and open communication. My goal is to work alongside fellow board members and homeowners to ensure our neighborhood remains clean, safe, financially sound, and a place we are all proud to call home.

This community matters because it is where we have chosen to build our lives. Together, we can continue to protect that vision and strengthen the value of our homes for years to come.

Thank you for your consideration.

Ken Fryer

CANDIDATE STATEMENTS
(Additional statements on reverse)

Ahmed Issa

My name is Ahmed Issa, and I'm running for a position on the HOA Board of Directors because I believe our community can operate more efficiently, transparently, and responsively.

Professionally, I am a wealth management advisor who is managing over \$100 million in assets. I am also a former business owner and previously worked in sales at Tesla, where efficiency, accountability, and customer experience were not optional—they were essential. Across all of these roles, my focus has always been on simplifying processes, eliminating unnecessary steps, and delivering results without wasted time or resources.

If elected, my primary goal is to streamline HOA processes, particularly owner requests and approvals. This means:

- Reducing unnecessary paperwork and redundant steps
- Creating clearer, faster approval workflows
- Improving communication so homeowners know exactly what's required and where their request stands
- Ensuring rules are applied consistently, fairly, and efficiently

An HOA should protect property values and community standards without creating frustration or delays for residents. I bring real-world experience in improving systems, managing complexity, and making organizations work better for the people they serve.

I would be honored to earn your vote and the opportunity to help make our HOA more efficient, homeowner-friendly, and well managed.

Thank you for your consideration.

CANDIDATE STATEMENTS

(Additional statements on reverse)

HOA Board Candidate Statement | Element & Outlook at FivePoint Valencia

Dear Neighbors,

My name is NyAsia (Asia) Jordan, and I have proudly called our Element/Outlook community home since September 2024. As we transition from developer control to resident-led governance, we have a rare opportunity to shape the neighborhood we all envisioned—and I am asking for your vote to serve on our Sub-HOA Board.

A Little About Me

I am a proud Jamaican who migrated to the US at age 12, shaped by Los Angeles and New York before finding home here in Valencia. My identity is rooted in being a mom, daughter, and nana—and our community reflects that. I share a multi-generational household with my son, daughter, son-in-law, and granddaughter, and my mother also lives in her own home here in Outlook. Our family has deep ties across both communities, which means I have a very personal stake in seeing this neighborhood thrive.

We chose Element/Outlook intentionally—drawn by its modern design, the FivePoint vision, excellent schools, and the safe, welcoming environment we wanted for our family and granddaughter. This is where we are planting roots.

Professional Background

I bring nearly two decades of financial services experience to this role. As a CISA-certified risk and compliance professional, I have worked in the high-stakes environments of Big 4 consulting (Ernst & Young) and global banking (JPMorgan Chase), managing complex audit engagements for trillion-dollar institutions. I recently earned my MBA from UCLA Anderson with a focus on technology management, and today I lead AI Governance audits and enterprise training programs for global clients. I share this not to impress, but to give you confidence: the skills I use to hold major institutions accountable are the same ones I will bring to our HOA.

Why My Experience Matters

Our shared spaces are the backdrop of our daily lives. I bring a concrete Success Blueprint built on three pillars:

- **New Construction Expertise:** Two years of prior HOA board service on a new development gives me firsthand experience with growing pains—waste management, maintenance contracts, vendor vetting—so I know what to anticipate and how to act.
- **Financial Accountability & Transparency:** I previously led the engagement of a CPA firm to audit a board's finances and strengthen its reserve fund. With nearly two decades in financial services and a CISA certification, I will ensure every dollar of your dues is managed with rigor and full transparency.
- **Proactive Stewardship:** I already walk our neighborhood regularly and have identified specific areas for landscaping and upkeep improvement. I am committed to protecting our property values and curb appeal—not just managing issues as they arise.

My Vision: A Welcoming, Thriving Community

My approach will always begin with listening—to your maintenance concerns, the improvements you want, and the community culture you envision. I believe that when neighbors feel heard, a true sense of community follows. As someone whose family spans both Element and Outlook, and who chose this neighborhood for its schools, safety, and promise, I am not just invested here—I am embedded here.

I would be deeply honored to bring my professional expertise, board experience, and genuine love for this community into service for you.

Sincerely,



Asia Jordan

*Candidate, Outlook and Element Neighborhood Association Board
Element | FivePoint Valencia*

CANDIDATE STATEMENTS
(Additional statements on reverse)

Jason Keegan

How long have you been a homeowner of this community?

We closed on August 20th 2024- 1 year 6 months

What is your professional background or occupation?

VP Operations, School Nutrition Plus, Inc

Have you served on an HOA board or a similar governing body before? If yes, please describe your experience.

I currently serve as a homeowner member of Outlook and Element Neighborhood HOA. I have served on an advisory board for technical education at an LAUSD magnet school. We oversaw the development of technical education programs as well as implementing policies related to student success and mentoring.

Skills and Qualifications:

What specific skills or expertise (e.g., finance, law, construction, communication) do you bring to the HOA board?

Extensive project and organizational management. History of leadership roles, organizational management and budgeting. P&L management with acute attention to detail.

Are you familiar with the governing documents of this HOA (e.g., bylaws, CC&Rs)?

X Yes

• No

Vision and Goals:

What motivated you to run for the HOA board?

As a resident, the wellbeing of our community is a top priority for me. I feel called to not only preserve the various amenities of our shared home, but also to deepen the inclusion and character of the community we are building. I believe I offer a fresh perspective to the shared goals of all residents and hope to work within the board to help those objectives flourish.

What are your top priorities for the community if elected?

Improving communication, ensuring financial responsibility, enhancing community engagement, and maintaining and improving common areas. These priorities are essential to creating a community that is financially stable, well managed, and (most importantly) welcoming to all.

Are you willing to attend regular board meetings, committee meetings, and community events?

X Yes

• No

Final Statement:

Please provide a brief statement summarizing why you believe you are the best candidate for the HOA board.

I believe my skills and experience can positively contribute to fostering a prosperous and welcoming environment for all residents. My strong commitment to enhancing our community, my experience in various leadership roles, and my keen ability to work collaboratively with others to address challenges and opportunities are not only assets to this board but essential qualities for any member as we work to create the best community we can. I am dedicated to maintaining and improving the quality of life for all residents while ensuring financial transparency, responsible management, and open communication every step of the way. I believe these skills and qualities make me not only a great candidate but a natural choice to serve the community.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Randy Salcedo

I'm a resident of the Element neighborhood. Since moving in this past March, I'm always wondering what it is that our HOA's actually do on a daily basis. Why do we pay the crazy amounts that we do? I want to have a better understanding of what the HOA does, and as a homeowner, how can it serve me better. I have to imagine all residents wonder the same things. Is there anything we can do to lower costs for all residents, and is there anything more that the HOA does other than send notices about parking? I intend to get to the bottom of this. That really is my sole reason for wanting to join the board.