



Pierhouse Condominium Association

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

Anyssa Sanchez
La Perla Property Management
25201 Paseo de Alicia, Ste 150
Laguna Hills, CA 92653

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 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

September 3, 2026

A Meeting of the Members will be held as follows:

Date: October 13, 2026
Time: 7:00 PM
Location: The Clubhouse

Please Note: The Inspector of Elections will be conducting the vote count over zoom and will NOT be present at The Clubhouse. Thus, ballots will not be accepted at the meeting and should be received by us by October 12th.

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 Pierhouse Condominium Association bylaws define a quorum as "a majority" of the voting power of the association, or 53 members. This quorum requirement is lowered to 20% (21 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)

Dawn Fowler

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

I will do my best to make good board decisions ensuring that we are fiscally responsible - We all pay a lot of money and want to make sure our dues are used wisely.
I will continue to work with the board and the community making sure our rules, regulations and decisions are tempered with common sense and enhance our community.

WHAT IS YOUR BACKGROUND?

I have served as the Secretary on the Pierhouse HOA board since 2022.

WHAT IS YOUR VISION FOR THE COMMUNITY?

Coming together as a cohesive community to increase homeowner participation in key decisions that affect each owner.
Make processes more transparent and easier to navigate .

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE

Work on both short- and long-term capital expenditure plans to maintain safe building infrastructure (Examples; elevators, catwalks, railings, fire systems, building stucco and painting.) As well as making sure we implement preventative maintenance measures to extend the lifespan of the critical building infrastructure.
Increasing our reserves to make it easier for owners and prospective owners to garner funding for unit sales or improvements.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Todd Jergensen

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

Help with the construction related item's to make the site clean and safe.

WHAT IS YOUR BACKGROUND?

I am the owner of a general contracting company, we do schools and goverment buildings. been doing this since 1980

WHAT IS YOUR VISION FOR THE COMMUNITY?

Clean up the place, with a construction budget , onsite crew and vetting the contractors that are working on the bigger projects

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE

same as above. clean up the place so the value goes up . really work on a construction budget, I do all the estimating for my company and have the personal to help.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Anthony Van Beek

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

I'm running for a position on the board, to represent each homeowner. I would be representing the homeowner by listening to concerns and advocating for fair decisions. I would like to improve communications between the board and the residents through transparency and regular updates. This is my home, and yours. My goal is to protect our property value and ensure the building is well maintained and is financially stable. I would like to establish a "plan for the future " by supporting long-term maintenance and improvements that benefit the entire community.

WHAT IS YOUR BACKGROUND?

I have been an investor in multi-unit residential properties for nearly 30 years. My wife and I manage our properties. I have experience with dealing with contractors and obtaining bids for projects. I know the importance of awarding the right contractor, for a specific job and insuring it is done correctly and on time. Most importantly, on budget. I have years of experience with working on thousands of maintenance projects. I know the importance of working within a budget and not exceeding it.

WHAT IS YOUR VISION FOR THE COMMUNITY?

I would like to establish a routine maintenance program for key areas such as decks, railings, and exterior paint. Living near the beach exposes our building to a harsh environment, which can accelerate wear and damage. A consistent maintenance plan would help prevent costly repairs and preserve the appearance and value of our community. Allowing paint to peel, railings to deteriorate, and decks to leak is not only unattractive but also expensive to address later.

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE

It would be an honor to serve on the Board and represent the homeowners in our community. I understand that serving on the Board is both a privilege and a serious responsibility. During my term, I would focus on improving the appearance of our building, addressing aesthetic concerns, and supporting the completion of major ongoing projects. The elevators are a significant concern, and I would like to be actively involved in the renovation process.