

**Sterling and Ivory Homeowners Association**

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

Clara Pelayo
Keystone Pacific
800 N Haven, Suite 300
Ontario, CA 91764

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.

July 20, 2026

A Meeting of the Members will be held as follows:

Date: August 24, 2026 (All mailed ballots must be received by us by August 23, 2026)
Time: 5:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/sterling)

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: **Keystone Pacific – 800 N Haven, Suite 300, Ontario, CA 91764**

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 Sterling and Ivory Homeowners Association bylaws define a quorum as “25%” of the voting power of the association, or 23 members. This quorum requirement is lowered to 20% (19 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!**

Clara Pelayo
Keystone Pacific
800 N Haven, Suite 300
Ontario, CA 91764

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c/o The HOA Election Guys - SterlingIvoryFILE
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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)

Danielle Avery

My name is Danielle Avery, and I am honored to submit my candidacy for the Board of Directors. As a homeowner and member of the association, I am committed to supporting a strong, well-maintained, and financially responsible community where residents feel heard and valued.

My professional background is in healthcare administration and case management, where I work closely with individuals to resolve concerns, communicate effectively, and advocate for positive outcomes. Through my experience, I have developed strong skills in problem-solving, organization, accountability, and professionalism that I believe would be valuable in serving our community.

As a board member, my goal would be to encourage transparency, open communication, and thoughtful decision-making while helping maintain and improve the quality and value of our neighborhood. I believe residents deserve leadership that listens, works collaboratively, and prioritizes the long-term success of the association.

I regularly stay informed about community matters and understand the importance of attending meetings, reviewing concerns carefully, and being accessible to homeowners. I would welcome the opportunity to contribute my time, perspective, and dedication to helping our community continue to grow in a positive direction.

Thank you for your consideration and support.

Brendan Caslin

Hello

I am the co-owner of a home on New Forest Lane with my son. We have owned our house in the community for over a year. I am a retired LA county employee and have lived in Jurupa Valley since 1991. I currently sit on another HOA board, and have been for over 5 years. I am familiar with HOA's and issues that arise.

I would like to become a member of this one to help see the progression of the community. My experience with HOA's revealed that most homeowners DO Not get involved with their association. As this is a new community, leadership and experience is what is needed. Thank you

CANDIDATE STATEMENTS
(Additional statements on reverse)

Noppawan Thamakit

I am currently an Operations Manager/Maintenance Manager overseeing Airport Operations and Maintenance at Ontario International Airport with 30 year experience in Management. In addition, my role as a CEO for my long term experience in rental property business at KRS Realty LLC provides in depth understanding of residential complexes. These backgrounds will assist our HOA to well maintain the complex with efficient facility maintenance strategy. I have served the Grant Redondo Beach HOA as a VP position on the Board Member and LAXTEC International Airlines Committee at LAX International Terminal as a Chair Woman on Security Sub-Committee.

Dayana Villasenor

Hello I have been part of association for the past 6 years I enjoy being a part of my community & in helping it be & better place.