



**700 South Lake Avenue Homeowners Association**

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

Delana Lopez  
c/o Lordon Management  
1275 Center Court Drive  
Covina, CA 91724

**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*

March 16, 2026

A Meeting of the Members will be held as follows:

Date: April 20, 2026  
 Time: 6:30 PM  
 Location: 700 South Lake Avenue, Pasadena, CA 91106  
 All mailed ballots should be received by us by April 19, 2026.

Ballots may be mailed in or submitted to the Inspector of Elections at the meeting. ALL ballots must be received prior to the start of the Membership Meeting, at which time the polls will close.

This Meeting of the Members is being held to vote on the election of THREE (3) 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 700 South Lake Avenue Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 41 members. This quorum requirement is lowered to 20% (16 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!**

Delana Lopez  
c/o Lordon Management  
1275 Center Court Drive  
Covina, CA 91724

**700 South Lake Avenue  
Homeowners Association**  
c/o The HOA Election Guys - 700SLakeFILE  
27472 Portola Pkwy #205-412  
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

### **Cristina Gonzalez**

I recently purchased a townhouse in the community and would be honored to serve on the HOA Board. I'm an art historian and curator, and my husband is a botanist; we both work in higher education and value listening, collaboration, transparency, and fairness. We have two children—our daughter attends a boarding school near Boston, and our son is a junior at Pasadena Polytechnic. I was raised in Pasadena, and my family's roots in the city go back nearly 50 years. I take homeownership and board service seriously and am committed to representing and advocating for our community.

### **Ian Rhodes**

Dear Fellow Homeowners,

I'm Ian Rhodes, and I'm submitting my candidacy for the Board of Directors. While I'm a non-resident owner, my parents live on-site and love the lifestyle. My wife, child, and I live nearby in South Pasadena and visit the building frequently.

When we purchased, we fully upgraded our unit, recognizing the building's long-term value. As a real estate professional who's sold hundreds of condos, particularly in buildings of this era, I understand the balance required. I'm not here to just spend and overhaul; I want to represent a responsible approach. I'll consider different mindsets, ensure we prioritize what matters, and responsibly safeguard property value and community well-being.

I'd be honored to serve.

Best regards,  
Ian Rhodes

### **Robert Rubino**

I have lived here since 1999 and would like to continue serving on the board to serve the community.

### **Sangita Narang**

*No statement was provided by this candidate.*