



**Boynton Avenue Homeowners Association**

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

Sage Community Services - Maria Barrios  
66 Franklin Street Suite 300  
Oakland, CA 94607

**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.*

December 3, 2025

A Meeting of the Members will be held as follows:

Date: January 8, 2026 (All mailed ballots must be received by us by January 7, 2026)  
 Time: 6:30 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/boynton](http://www.TheHOAElectionGuys.com/boynton))

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: **Sage Community Services – 66 Franklin Street, Suite 300, Oakland, CA 94607**

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, the Boynton Avenue Homeowners Association Amended Bylaws Article 3, Section 6 states: "For the Election of Directors, there shall be no quorum requirement."

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!**

Sage Community Services - Maria Barrios  
66 Franklin Street Suite 300  
Oakland, CA 94607

**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!)

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**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Adam Castaldo**

Dear Fellow Homeowners,

My name is Adam Castaldo, and I have been an owner at Boynton Avenue since 2005. Although I now live in Folsom, I continue to own my unit and remain fully invested in the future of our community.

After many years of ownership, I believe Boynton Avenue has tremendous potential, but we need to take meaningful steps to modernize and strengthen our property values. One of the most important efforts ahead is completing the balcony repair work. This project in particular is essential to ensure safety and restore the marketability of our homes.

If elected to the Board, my goal is to help ensure steady progress through practical planning, transparency, and collaboration. I want to contribute to clear communication and thoughtful decision-making that move projects forward efficiently and responsibly.

With exciting new development a block away, Boynton Avenue is well-positioned to benefit from renewed neighborhood interest. By completing key improvements, we can make our community more appealing to new buyers and protect the value of everyone's investment.

Thank you for your consideration and for your commitment to Boynton Avenue.

Sincerely,  
Adam Castaldo

**Jennifer Laity**

I have served as a volunteer member of our HOA Board for almost 15 years. The last 3+ years have been extremely frustrating as we have made almost no progress on significant maintenance issues due to 4 management company changes and a dysfunctional Board that has severely limited our ability to move forward on almost every issue, including the inability to hold a Board election in the last 2 years. Whether I am elected to continue on the Board or not, I hope and pray homeowners who will truly consider the greater good of the community, rather than their own personal agendas, will choose to participate on the Board, and in meetings. We all need to understand that we have significant financial constraints that are going to require some painful decisions in order to adequately maintain our property, ensure the long-term viability of our investment, and address outdated governing documents that limit the ability of the Board to manage current issues that these documents never covered. I would kindly ask that every homeowner choose to participate in meetings, become aware of the issues, provide input, and help be a part of the solution rather than a hindrance to the progress that we desperately need. We are all blessed to be able to even afford to own property in the Bay Area and my hope is that we can restore pride of ownership and build more of a sense of community for all of the residents in our complex.

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**JoAnn Francisco**

Hello neighbors,

First off I would like to Thank you for allowing me to be of service to our community. I am hoping to get your vote again this year so that I can continue on the work that we have been doing. We have had a few setbacks this year but we are still working diligently with management on the important things such as balconies and siding.

I have owned my property since 2006 when my oldest grandson was born. I was delivering the mail to our community and saw the opportunity to purchase my condo so that I could watch my grandson grow as I was still working as a mail carrier I have since retired in 2019. I get to babysit them during the week, one of my greatest gifts.

My goal for the coming year is to continue to work with our management company and to make informed decisions on the work that needs to be done in a financially responsible way so that we can work on being financially sound in the future.

I would like to thank you in advance for your vote and your trust in me that I have your best interest at hand.

Kindly  
JoAnn