



Sunset Palms Homeowners Association, Inc.

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

KETURA GALLMON
c/o FirstService Residential
9130 Anaheim Place, Suite 110
Rancho Cucamonga, CA 91730

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.

July 27, 2026

A Meeting of the Members will be held as follows:

Date: August 28, 2026 (All mailed ballots must be received by us by August 27, 2026)
Time: 10:00 AM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/sunset)

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 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 Sunset Palms Homeowners Association, Inc. bylaws define a quorum as “a majority” of the voting power of the association, or 87 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!**

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9130 Anaheim Place, Suite 110
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c/o The HOA Election Guys - SunsetPalmsFILE
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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

Maggie Lam

I want to contribute my ability to serve my community and make it better with no crime.

Luis Valdez

Dear Residents,

My name is Luis Valdez and I have lived in Sunset Palms for over 20 years. I am proud to run as a candidate for a Board of Director of our housing association. Like many of you, I want a community that is not only safe and well-maintained, but also responsive, transparent, and truly represents the needs of its residents.

I am running because I believe we can do better—better safety, better communication, better accountability, and better results. Too often, concerns go unheard or unresolved. I will work to change that by being accessible, listening actively, and taking action on the issues that matter most to you.

If elected, I will prioritize:

- Clear and timely communication so everyone stays informed
- Responsible budgeting that protects our investments
- Prompt attention to maintenance and community concerns
- Fair and consistent enforcement of rules

This is our community, and every voice deserves to be heard. I am committed to representing you with integrity, dedication, and a genuine focus on improving our shared living environment.

I ask for your vote and the opportunity to make a meaningful difference—together.

Sincerely,
Luis Valdez