The 2120 Stockton Street
Homeowners' Association
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

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 Board of Directors Letter dated August 13, 2026
5. Exhibit B – one page
6. Assessment Per Unit Sheet – one page

Associa Northern California - Dao Ponzo
2001 Union St. Ste 106
San Francisco, CA 94123

August 26, 2026

A Ballot Counting Meeting will be held as follows:

Date:	September 30, 2026	(All mailed ballots should be received by us by September 29, 2026)
Time:	6:00 PM	
Location:	via zoom.com	(Zoom info will be posted at: www.TheHOAElectionGuys.com/stockton)

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: **2120 Stockton Street, Apt. 101, San Francisco, CA 94133**

This Meeting is being held for a vote of the members to approve a special assessment of $125,000 to pay for a new main garage door opener and to increase the reserves for the association. A Board of Directors Letter dated July 21, 2026, Exhibit B, and an Assessment per Unit sheet are included with more details.

For the ballots to be counted, a quorum of the membership must return a ballot. Pursuant to California Civil Code section 5605(d)(3) a quorum of "more than 50%" of the membership is needed, or 7 ballots. If sufficient ballots to meet a quorum are not received by the initial ballot-counting meeting or if additional participation by the membership is deemed in the best interests of the Association, the Board of Directors and Inspector of Elections reserve the right to repeatedly adjourn the ballot-counting meeting and extend the voting deadline.

Once quorum has been achieved, a majority of the ballots cast needs to vote in favor in order for the special assessment to be approved.

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.

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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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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!)

Date: August 13, 2026

To: All Owners

Re: Notice of Proposed Special Assessment & Ballot

Dear Association Members,

The Board proposes a $125,000.00 special assessment in 2027. A special assessment is necessary to increase the reserves (approx.. $120,000.00) and to pay for new a new main garage door opener including two remotes per unit (approx. $5000.00).

- Current Reserves (as of May 2026): $64,443.96
- 2025 Reserve Study - Recommended Reserve for 2026: $977,443.00

Over the past year, the Board has worked with our Reserve Analyst who recommends the special assessment to bolster funding of future capital improvements/repairs and to avoid having to seek other funding mechanisms for future improvement/repairs.

As the 2027 proposed Special Assessment of $125,000.00 exceeds 5% of the current fiscal year's budgeted gross expenses, the owners must vote to approve the Assessment. Owners will be receiving ballots to vote on the special assessment in the coming weeks. The results of the special assessment balloting will be reported at the September 30, 2026 HOA meeting.

Board proposes that the $125,000.00 assessment be payable in ***three installments***: the first commencing February 1, 2027, the second payable July 1 and the third payable November 1, 2027. The Board would be happy to work with owners to facilitate payment plans, if necessary.

Attached is the special assessment per unit allocation prepared by our CPA.

We understand that special assessments are an additional financial burden. However, the financial health of our association remains a top concern for the Board, particularly as portions of our building's infrastructure surpass the average expected 30-year life cycle of use. It is imperative that the Association properly reserve for future repairs and replacement items of our building and the condominium community.

Thank you for your consideration.

The 2120 Stockton Street Board

EXHIBIT B

THE 2120 STOCKTON HOMEOWNERS' ASSOCIATION

Percentage of Interest Per Unit for
Undivided Interest in Common Area and Allocation of Assessments

Unit #	Percentage Interest
101	10.0%
102	10.0%
103	15.0%
201	6.5%
202	6.5%
203	6.5%
204	6.5%
205	6.5%
301	6.5%
302	6.5%
303	6.5%
304	6.5%
305	6.5%
	100%

Unit	Percent Of Total	Assessmnt
101	0.10000	12,500.00
102	0.10000	12,500.00
103	0.15000	18,750.00
201	0.06500	8,125.00
202	0.06500	8,125.00
203	0.06500	8,125.00
204	0.06500	8,125.00
205	0.06500	8,125.00
301	0.06500	8,125.00
302	0.06500	8,125.00
303	0.06500	8,125.00
304	0.06500	8,125.00
305	0.06500	8,125.00
Total	1.00000	125,000.00

2027 PROPOSED SPECIAL ASSESSMENT