



The Hayes Residential Owners 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 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.

Victor Volovnikov
CitiScape Property Management
3450 3rd Street, Ste 1A
San Francisco, CA 94124

January 17, 2025

A Meeting of the Members will be held as follows:

Date: February 18, 2025 (All mailed ballots should be received by us by February 17, 2025)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/thehayes)

Physical location to attend the zoom meeting: CitiScape Property Management - 3450 3rd Street, Ste 1A, San Francisco, CA 94124

This Meeting of the Members is being held to vote on the election of FIVE (5) directors. Although no nominations were received, your governing documents allow nominations to be made from the floor of the meeting. Those who wish to be write-in candidates must be nominated from the floor at the beginning of the meeting. 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 Hayes Residential Owners Association bylaws define a quorum as "30%" of the voting power of the association, or 39 members. This quorum requirement is lowered to 20% (26 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!**

Victor Volovnikov
CitiScape Property Management
3450 3rd Street, Ste 1A
San Francisco, CA 94124

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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HAYES RESIDENTIAL OWNERS ASSOCIATION

CANDIDATE STATEMENT: KUNAL MERCHANT, APT 820

As a resident of The Hayes since early 2017 and board member since 2018, I would be pleased to continue to serve on the Board for another term.

Since 2018, I have served as Board President of the Association. During that time, we have navigated a range of opportunities and challenges, including multiple property manager transitions, budgetary pressures, COVID-19, public safety and tent encampment issues, and more. During this period I've done my best to serve as an advocate and fiduciary on behalf of our residents and the long-term interests of the Association.

We have successfully navigated many of these challenges, while also maintaining sound financial management. Our long-term reserves remain high and our annual dues increases are relatively low, particularly in light of broader inflationary pressures facing communities around the City and region. I've been joined on the Board by several smart, experienced, collaborative, respectful, and community-minded colleagues. I'm confident this dynamic will continue in the year ahead.

With another term, we can continue to position The Hayes for continued success. Identifying opportunities to improve safety and security; continue to maintain fiscal discipline; identify opportunities to enhance building amenities and systems; and support the broader growth of Hayes Valley and San Francisco as a whole.

For these reasons and many more, I am eager and ready to support you all on the Hayes Board. Thank you for your consideration.