



**Tremont Neighborhood Corporation**

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 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.*

Lordon Management  
Debra Guzman  
1275 Center Court Drive  
Covina, CA 91724

October 25, 2024

A Meeting of the Members will be held as follows:

Date: December 2, 2024 (All mailed ballots should be received by us by December 1, 2024)  
 Time: 6:00 PM  
 Location: via zoom.com (Zoom info will also be posted at: [www.TheHOAElectionGuys.com/tremont](http://www.TheHOAElectionGuys.com/tremont))

**Zoom Meeting ID: 863 4437 8191 Passcode: 966267**

**Physical location to attend the zoom meeting: Lordon Management – 1275 Center Court Drive, Covina, CA 91724**

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 Tremont Neighborhood Corporation bylaws define a quorum as “35%” of the voting power of the association, or 34 members. This quorum requirement is lowered to 20% (20 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!**

Lordon Management  
Debra Guzman  
1275 Center Court Drive  
Covina, CA 91724

**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!)

**Tremont Neighborhood Corporation**  
c/o The HOA Election Guys - TremontNeighborhoodFILE  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

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

**Janis Buchner**

I have been a board member for the past 7 years and I want to proceed with maintaining the integrity and high standards of the neighborhood. I want to continue making prudent decisions that effect our HOA members and our budget. I also want to maintain the high quality of the community as a peaceful and serene place in which to live, keeping our home values at the highest level and our common areas beautifully maintained so that our neighborhood continues to be a desirable place in which to live.

**Paul Cogan**

As president of the Board for the past 6 years I have worked diligently to maintain Tremont community as wonderful place for all residents to live. We will continue to strive to keep well within budget and maintain the highest standards of cleanliness and safety.

**Robyn Sasbin**

Hello fellow neighbors!

I have lived in this community since 2012. I love our community and look forward to working with other board members and management in an effort to make Tremont a great place to live.

As a board member you must know how to plan and understand the association's finances, budget, and listen to the members of the community.

I am confident that I know what this job entails and believe I would be a great fit for our neighborhood.

**Ram Singhania**

I have been a member of the Tremont Neighbor hood for more than 5 years. I am now a reired professor in business, Information Technology and decision sciences for California State University for more than 30 years. I have served on several HOA previously including being president of Stonegate HOA in Anaheim Hills. I am generally proud of Tremont neighborhood and will continue the good work to keep our neighborhood strong in future. I will also work hard to maintain our services and keep our dues reasonable.

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

**Jason Loya**

Dear Neighbors,

Thank you for considering my candidacy as a member of the Board of Directors.

My wife, Meki, and I have been residents of the Tremont neighborhood since March 2023. The newest member of our family, Maple the mini dachshund, joined us in August 2024, and our hope is to continue growing. After spending our entire lives in Southern California, we feel incredibly grateful to call this beautiful location home.

Professionally, I have a background in local government, specializing in budgeting, financial analysis, and long-term forecasting. My work in the public sector has also underscored the importance of community engagement and transparency—principles that I am eager to bring to our Board. Prior experience with Homeowners Associations has further motivated me to ensure that our community's voice is heard and valued.

If elected, my goals are to ensure fiscal sustainability, improve long-term capital planning, strengthen member engagement, and gain a deeper understanding of our community's needs and future aspirations. Most importantly, I am committed to working collaboratively with fellow board members and residents to achieve these objectives.

Thank you for your consideration. I look forward to the possibility of serving you.

Sincerely,  
Jason Loya  
949-379-9922

**Daevrissa Jimenez**

*No statement was provided by this candidate.*