



Autumn Terrace at William 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.

Common Interest - Christina Telles
262 E Hamilton Ave Suite D
Campbell, CA 95008

January 9, 2025

A Meeting of the Members will be held as follows:

Date: February 10, 2025 (All mailed ballots should be received by us by February 9, 2025)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/autumn)

Physical location to attend the zoom meeting: Common Interest – 262 E Hamilton Ave, Suite D, Campbell, CA 95008

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 Autumn Terrace at William Owners' Association bylaws define a quorum as "one-third (1/3)" of the voting power of the association, or 35 members. This quorum requirement is lowered to 20% (21 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!**

Common Interest - Christina Telles
262 E Hamilton Ave Suite D
Campbell, CA 95008

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!)

Autumn Terrace at William Owners' Association
c/o The HOA Election Guys - AutumnTerraceFILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

CANDIDATE STATEMENTS

Nupur Kejriwal

I have a resident of this neighborhood for the past 18 years and have gotten to know and understand this area well. I also have experience in leadership roles as I am a director in Compliance at Kaiser. I will listen to and implement improvements that not only I, but also other residents of the community advocate for to make the neighborhood comfortable for everyone. My goals for the community is to bring people living here together and build a welcoming neighborhood for everyone. Along with this, I have noticed there is a lot of litter and animal waste around sidewalks and park areas. I plan to put up signs in a way that will encourage pet owners and others to be more careful and keep the community clean.

Jen Olker

I'm an original homeowner and have attended a few meetings. I have a flexible work schedule so could be available during the week when others may not be. I am involved in several nonprofits.

Patrick Rais

I have had the privilege of serving on the Autumn Terrace at William HOA Board of Directors for the past 10 years, dedicating my time and energy to making our community a safer and better place to live. During this time, I have collaborated with fellow board members to achieve several key improvements:

- 1) I've worked diligently to keep expenses as low as possible, including maintaining affordable monthly dues, despite rising costs for labor, electricity, and water due to inflation.
- 2) I've made significant strides in enhancing our landscaping by trimming trees and bringing in a new service provider, which has shown excellent results over the past few months.
- 3) I played a key role in selecting a new management company to better meet the needs of our HOA and improve overall service.
- 4) I remain committed to being accessible and always open to hearing feedback from my neighbors to ensure we continue to build a strong and vibrant community.

Bruce Strand

No statement was provided by this candidate.