



Sinclair Gardens 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. Two double-sided pages 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

Denis Wilkins
Lordon Management
1275 Center Court
Covina, CA 91724

August 16, 2024

A Special Meeting of the Members will be held as follows:

Date: September 20, 2024 (All mailed ballots should be received by us by September 19, 2024)
Time: 4:00 PM
Location: via zoom.com
Meeting and zoom info will be posted at: www.TheHOAElectionGuys.com/sinclair

Physical location to attend the zoom meeting: Lordon Management (1275 Center Court Drive, Covina, Ca 91724)

This Special Meeting of the Members is being held to vote on the recall of the entire board of directors.

- Should the recall PASS, we will then be electing FIVE (5) members to the board of directors.
- Should the recall FAIL to pass, we will still be electing FIVE (5) members to the board of directors per your scheduled annual elections

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Sinclair Gardens Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 36 members. This quorum requirement is lowered to 25% (18 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.

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!**

Denis Wilkins
Lordon Management
1275 Center Court
Covina, CA 91724

Sinclair Gardens Homeowners Association

c/o The HOA Election Guys - SinclairGardensFILE
27472 Portola Pkwy #205-412
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
(Additional statements on reverse)

Anthony Eghtesady

Currently on the board and looking to bring more projects to Sinclair Gardens for Homeowners and Renters to enjoy. Modernizing the facility and looking for ways to bring open communication with the community. If re-elected I look forward to working with all of you to better our community. Thank you.

Frank Gallo

As a Financial Planner with over 35 years of experience I can bring equilibrium between execution of projects and money management. Also, I have participated in the remodeling and construction of several properties through Los Angeles area. Finally, I am a former member of Sinclair Gardens HOA Board of Directors (1999-2001)

Raul Gamboa

My name is Raul Gamboa, and we have lived at Sinclair Gardens since 2010. In the beginning I just went with the flow to how things were done and like everyone else I went to Tony, not knowing that is was NOT how an HOA works!

I want to help make the Board Of Directors (BOD) become responsible and accountable to all of the Home Owners/HOA and part of that is to make sure things and the issues and the quality of our community is better for EVERYONE!

We need Transparency with the Finances, where is our HOA Dues going and for what reason?

We need better Communication between the BOD and the Home Owners to address all issues, concerns, and get timely responses which is something that does NOT exist now!

Together we can get things FIXED!!!

Please VOTE for me and I will make sure that things get accomplished.

Thank You,

Raul Gamboa

CANDIDATE STATEMENTS
(Additional statements on reverse)

Lilia Ghademean

My name is LILIA GHADEMEAN, and I have been apart of Sinclair Gardens since 2022 and the reason I am asking for your vote is because I believe and know we need CHANGE! If you're like me you must be tired of things falling apart, very little to nothing getting fixed, and especially the very little communication from the current Board who is supposed to represent ALL OF US HOME OWNERS. The lack of communication and financial transparency must change and if voted in to be on the Board I will make sure those things change for the better! Thank you!

Ara Charlie Grigorian

Hello, my name is Ara Charlie Grigorian and I have had the pleasure of being apart of Sinclair Gardens since 2017. I find joy in helping improve our living space and community by assisting our neighbors , providing resources, answering questions, etc. I am always willing to lend a helping hand in any given situation.

I have over 15 years of business management experience which will be vital in helping manage challenges that arise within our community as well as being proactive in creating a community where not only individuals want to stay, but also inviting to new community members. More specifically, I can assist in financial and budgeting issues, delegate tasks, solve problems on a timely manner and utilize my large network for needed resources to best provide for our community.

I find being both bilingual and multicultural is an asset when living in a large and diverse community such as Sinclair Gardens. I look forward to meeting the needs of our community to the best of my abilities while also respecting their values and differences.

Thank you for this opportunity and consideration of me.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Abhishek Gundala

I have been on the board serving with Tony for the past 3 years and helping him with repairs, security system and other things. After he passed away we started working on improving a lot of things in the building without spending too much money.

My main goal is NOT to raise our HOA monthly dues.

Michael Janovici

Dear Members,

I am looking to make a difference in our community and dedicated to representing your interests. With your support, we can work together to make Sinclair Gardens a place we are proud to call home.

Having previously served in Homeowner associations, I can bring a unique perspective and a commitment to serving the best interests of all owners.

I pledge:

1. Full transparency: I have never been provided bank statements, paper trails or meeting minutes since living here four years. There is clearly a need for greater transparency in certain processes. I will also not be hesitant to identify myself at member meetings as being on the Board and be visible on camera.
2. Fiscal Responsibility: I will prioritize fiscal accountability to maintain and enhance property values while keeping dues reasonable. I also would like to explore the Association hiring a forensic accountant to ensure no irregularities in the financials and provide a report to owners.
3. Preserve and Enhance Property Values: I will work to enforce community standards and initiatives that enhance our community's aesthetic appeal.
4. Address Concerns and Prioritize Resident Needs: I am committed to listening to your feedback and addressing issues promptly and effectively.

Thank you for considering me for the Board of Directors. I look forward to earning your trust.

Michael Janovici

CANDIDATE STATEMENTS
(Additional statements on reverse)

Helen Kim

My name is Helen, and I have been a homeowner in Sinclair Gardens since 1999 and was a Board Member in 2005. I have experience in how a real functioning board should be back then. The reason I am asking for your vote is because I believe and know we need CHANGE! I remember when this was once a Beautiful and Safe Community that we can be proud to call our Home. Now, everywhere you look, things are falling apart and very little if nothing is being done to fix things and it breaks my heart to see what this community looks like now. I am especially concerned with the little to no communication with this current board who are suppose to represent all the homeowners interest but very little is done to maintain our property. The lack of financial transparency also is very concerning. WHAT is the current board doing with our money?!

If you elect me, I will address the concerns of this building with the new nominees. There will be open communication between the homeowners, things will be fixed in a very timely manner, the financial records would be transparent so everyone will know where their money is being spent, and no one will get paid as this is a non-paying, volunteer position. If voted in to be on the Board I will make sure those things change for the better! Thank you! 🙏

Emma Navasartian

I have been a member of this association for 25 years. I have a Bachelor of Science degree in Business Mangement. I have been in retail management for multiple years and for the past 15 years been responsible for hundreds of employees and have successfully managed all aspects of several multimillion-dollar stores. By running for the Board of Directors I'm hoping to impact improved results in the condition of the building cost effectively and in a responsible manner. My contributions to the decision making will be fair and inclusive for all who live in this building.

No statements were provided by these candidates:

Nick Ovsepyan
Karine Tumoyan