



Pepper Townhomes Association

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July 14, 2026

IMPORTANT NOTICE

To: Pepper Townhomes Association – Membership
Re: Annual Meeting – Election by Acclamation
From: Pepper Townhomes Association – Board of Directors

Dear Member,

This notice is being sent to all Pepper Townhomes Association owners on behalf of the Board of Directors regarding the annual election of Board Members.

As there are two (2) open positions and two (2) candidate nomination forms were submitted, and as the nomination period has closed, this shall be deemed an uncontested election.

Per California Civil Code, if, at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are Board positions to be filled, then the Board of Directors may, after voting to do so, seat the qualified candidates by acclamation without balloting.

The Pepper Townhomes Board of Directors has voted unanimously to hold the 2026 election by acclamation, if there were no more candidates than there were open positions. As such, the Board of Directors will vote to seat candidates Randy Alfaro and Rhonda Bellavia at the September 9, 2026 meeting.

As always, we appreciate your support and participation.

Pepper Townhomes Association