

CANDIDATE NOMINATION FORM

PRINT NAME: Steve Adler PHONE NO.: 6194174101

PRINT ADDRESS: 502 Knots Lane, Carlsbad CA 92011

Candidates must adhere to all candidate qualifications in HOA Election Rules, which can be found online here: www.thirdpartyvoting.com/hoa/sanpacifico. Return this form no later than **July 2, 2026** via the link above, via email to forms@thirdpartyvoting.com or via mail to: San Pacifico Area A Association, c/o Third Party Voting, PO Box 460232, Escondido, CA 92046-9845.

Do you have any past criminal convictions that could potentially: ☐ Yes ☒ No

- (1) Prevent the Association from purchasing fidelity bond coverage, or
(2) Terminate the Association's existing fidelity bond coverage?

Have you ever served on a Board of Directors? ☒ Yes ☐ No

If so, please explain your experience:

I have served on the San Pacifico Area A Board of Directors for more than 20 years. I have held every office as well as having served as a Director at Large.
I was also on two other HOA Boards of Directors. I helped create a Board at a small condo complex in La Jolla and served as President. I also served as President at a Board in the Renaissance La Jolla neighborhood, where we lived for a few years before moving to San Pacifico.

How could your experience benefit the Association?

During my time on HOA boards, I've encountered and helped resolve many issues like those we face today. We have yet to confront and plan to address reserve study issues in a way that avoids special assessments if possible. We also need to finalize parking rules and policies. Our neighbors need to be allowed to address issues before the Board takes action. This can be challenging because we tend not to notice an HOA until it does something to irritate us. It takes concerted and repeated efforts by the Board to communicate issues and engage neighbors to get around this problem.
I have experience avoiding costly litigation although my background is as an attorney and judge (now retired). While on the Renaissance Board, there was a clear construction defect claim affecting all homeowners. The plumbing contractor installed defective valves connecting each home to the mains. Although we had a Board attorney who was encouraging litigation, we negotiated directly with the builder to have the valves replaced at no cost to the homeowners. I represented the HOA in the negotiation.
My work and HOA experience have taught me that effective communication with a group of nearly 200 families is challenging. But communication must be respectful and listening carefully (with follow-up as needed) is key.

Why would you like to serve on the Board of Directors?

I have lived in San Pacifico since the project was built, so I have experience with the development. I know how our HOA rules got to where they are now. I understand that the only constant in life is change and San Pacifico is no exception. We need to address issues with our aging infrastructure to make sure we plan for expenditures in advance to avoid special assessments. We need to actively address our reserve study to make sure components that need service/replacement are noted and dealt with. We also have changing demographics and need to consider rule modifications when needed.
Our most important issue right now is to bring our neighborhood together. In all of my experience in HOA's, I have never seen or heard of a recall. This means we have serious friction in the community. If allowed to continue, this can create a toxic HOA where conflict is the norm and attorneys are a part of meetings, decisions and even Board communications with neighbors.
We can't allow this to happen. The Board needs to make sure that everyone feels heard. The Board cannot make everyone happy all the time, but it can create an environment where everyone gets to voice concerns, suggest alternatives and be respectfully heard. Then the Board must consider all this input, make decisions and explain its reasoning. The Board needs to make sure everyone understands an issue and feels concerns have been heard and understood. The Board must explain its reasons for decisions in a way that shows adherence to these principles.

Signature: Steven Adler
Steven Adler (Jun 29, 2026 17:02:43 PDT)

CANDIDATE NOMINATION FORM

PRINT NAME: Raja Altenhoff PHONE NO.: 760-803-5199

PRINT ADDRESS: 7443 Capstan Drive

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Have you ever served on a Board of Directors? ☐ Yes ☒ No

If so, please explain your experience:

How could your experience benefit the Association?

Having been a resident of our community for nearly 25 years, I have developed a deep understanding of our neighborhood, its history, and the issues that matter most to homeowners. I walk the community every day and regularly speak with many residents, giving me the opportunity to hear a wide range of perspectives and concerns firsthand.

I believe this experience would allow me to represent the interests of our community thoughtfully and fairly. I value open communication, practical problem-solving, and making decisions that balance the long-term health of the association with the everyday needs of residents. My goal is to help ensure our community remains a place we are all proud to call home.

Why would you like to serve on the Board of Directors?

I would like to serve on the Board of Directors because I believe our association functions best when it is guided by sound judgment, fiscal responsibility, and steady leadership. My goal is to help ensure the association operates efficiently, plans ahead to avoid unnecessary financial surprises, and makes decisions based on careful analysis rather than reacting to short-term issues.

I want residents to feel confident that the Board is working in their best interests without creating unnecessary stress or disruption. By encouraging thoughtful discussion, transparent decision-making, and responsible stewardship of our resources, I hope to help create a community where homeowners can simply enjoy living here rather than worrying about the next unexpected decision or assessment.

Signature: Raja Altenhoff
Raja Altenhoff (Jun 25, 2026 23:07:21 PDT)

CANDIDATE NOMINATION FORM

PRINT NAME: Kris Doan PHONE NO.: 7608221970

PRINT ADDRESS: 7330 Starboard Street, Carlsbad, CA 92011

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Have you ever served on a Board of Directors? ☒ Yes ☐ No

If so, please explain your experience:

I have previously served on the Santander Area A Board as Treasurer, as Secretary, and as a director many years ago when I was a young mom. We had a board that was active and harmonious and brought a variety of experience to our board. I have also served on other Boards of Directors including The Star Theatre (10 years - director, Secretary, & President), Luminary Arts (2 years as director), and El Camino Quilters (7 years - Secretary, VP Programs, VO Workshops, & Co-President).

I also serve as a California Ombudsman for ESGR (Employer Support of the Guard and Reserve), a Department of Defense office, as San Diego Chair. My roles have me working with employers and service members who are struggling with issues in the workplace. My job is to work with both to find a workable solution to the issue at hand. While some cases cannot be resolved amicably, it is my job to build a rapport with employers so that I can be a resource in the future.

How could your experience benefit the Association?

I have extensive experience working with folks of different backgrounds coming together to address issues that affect the organization. I believe I am a good representative for people of differing opinions, and strive to make sure that all voices are heard and considered. I prefer to work with the understanding that someone may not be pleased with a decision, and the goal is to figure out: what are we trying to accomplish, who are the stakeholders, how do different scenarios affect people, and is there a way to minimize the negative effects on any one group?

Sometimes Boards can't find a great solution, and I believe it is their duty in those situations to be very transparent. They must explain the hurdles in coming up with a solution, and then provide a good explanation that demonstrates the board made the best decision they could. A board needs to be active, and needs to encourage participation from organization members. It can't isolate itself, or it will quickly be out of touch with the people they are supposed to represent.

Above all, the members of a Board of Directors must remember they are representatives for a community. They should not be motivated to do anything that is destructive to the harmony of the community, and they should always behave in a professional manner at all times.

Why would you like to serve on the Board of Directors?

I would like to be a part of the this board as we transition to a model that is more inclusive and less volatile. I bring a genuine interest in helping people, being open to differing opinions, and will strive to create a more harmonious relationship between the board and the homeowners. I love living in Santander, as my husband and I have been here almost 27 years. We've raised our family and been good neighbors, and I look forward to helping other families experience the best our community has to give. I know our neighborhood has changed and the demands on our families and changes in lifestyles has grown. I believe with a thoughtful, active board and good participation with homeowners, we can ease a lot of the tension that currently exists in our community. We can continue to make our community the place people want to make their forever homes in.

Signature: 
Kristen S. Doan (Jun 29, 2026 10:57:22 PDT)

CANDIDATE NOMINATION FORM

PRINT NAME: SHYAM JHA PHONE NO.: 520 820 1455

PRINT ADDRESS: 7451 CAPSTAN DRIVE, CARLSBAD CA 92011

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Have you ever served on a Board of Directors? ☒ Yes ☐ No

If so, please explain your experience:

I have been a Director and Treasurer of Cirrus Owners and Pilots Association, an international group of aircraft owners and pilots with over 7,000 members. I have also served as Director and Treasurer of India Association of Souther Arizona, with over 1,000 members.

How could your experience benefit the Association?

I have been an executive at technology firms such as HP and Nortel, as well as a Professor at the Eller College of Management at the University of Arizona. I have significant experience in managing budgets, creating consensus, and getting things done.

Why would you like to serve on the Board of Directors?

I have watched with concern how the current board has been unresponsive to the needs of the residents. I think a fresh viewpoint and voice is needed to bring peace and harmony to the community. The current board has been too divisive, which is why they are being recalled.

Signature: Shyam Jha
Shyam Jha (Jun 24, 2026 15:00:01 PDT)

CANDIDATE NOMINATION FORM

PRINT NAME: James Nardi PHONE NO.: 7605190720

PRINT ADDRESS: 7463 Capstan Drive Carlsbad CA

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Have you ever served on a Board of Directors? ☒ Yes ☐ No

If so, please explain your experience:

Approximately 20 years on the Master Board of Directors for the San Pacifico neighborhood.

How could your experience benefit the Association?

I have been a homeowner in the neighborhood for over 25 years and have served on both Master and Sub-association boards for over 25 years. I am well versed in the rules and regulations and the sentiments of the neighborhood. I believe in open transparency and discussion.

Why would you like to serve on the Board of Directors?

I would like to see the Area A association board be respectful and listen to the neighborhood. Everyone should have a voice. Additionally, I would bring similar fiscal responsibility as to how the Master Board has been run for the past 2 decades.

Signature: Jim Nardi
Jim Nardi (Jun 28, 2026 07:50:27 PDT)

CANDIDATE NOMINATION FORM

PRINT NAME: Harry Peacock PHONE NO.: 442-244-0705

PRINT ADDRESS: 7434 Sun Dial Pl

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Have you ever served on a Board of Directors? ☒ Yes ☐ No

If so, please explain your experience:

See attached.

How could your experience benefit the Association?

See attached.

Why would you like to serve on the Board of Directors?

See attached.

Signature: Harry Peacock
Harry Peacock (Jun 30, 2026 10:32:15 PDT)

Please explain your experience.

President South Bay City managers Association Los Angeles County 1983-1985. Chair, Santa Clara County City Managers Association 1991. Chairman of the Board ABAG Plan Corporation (liability insurance company). Boards of Directors, YMCAs of Gardena Valley, San Pedro/Palos Verdes Peninsula, West Santa Clara Valley and Mary Manteno in Oceanside. Chairman of the Board , Citizens Oversight Committee , for the Carlsbad Unified School District Bond Issue in 2006 which built Sage Creek High School. Board of Directors of the Carlsbad Hi-Noon Rotary Club 2000-2023.

How could your experience benefit the Association?

I am a retired City Manager. I held this position in four different California cities (Gardena, Rolling Hills Estates, Saratoga and Malibu) over a period of 30 years. Two of these cities were "Contract" where many of the services were provided by private companies rather than city employees. I have a Doctorate Degree in Public Administration from the University of Southern California and have taught Public Finance at the graduate school level at California Lutheran University.

Why would you like to serve on the Board of Directors?

I think my knowledge of organization theory and practice would help San Pacifico's Area A Association deal with the problems which have recently occurred with the existing board.

CANDIDATE NOMINATION FORM

PRINT NAME: Brandon Soelberg PHONE NO.: 2085696253

PRINT ADDRESS: 520 Stern Way, Carlsbad CA 92011

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Have you ever served on a Board of Directors? ☒ Yes ☐ No

If so, please explain your experience:

Current San Pacifico Area A Board member.
Board Member and Vice President of large healthcare company.

How could your experience benefit the Association?

I have experience and understanding regarding past and present concerns within San Pacifico Area A. I bring a calm demeanor and a measured approach to controversial issues and critical concerns within the neighborhood.

Why would you like to serve on the Board of Directors?

To provide a rational and balanced approach to neighborhood matters and concerns.

Signature: 
Brandon Soelberg (Jul 2, 2026 17:20:01 PDT)

CANDIDATE NOMINATION FORM

PRINT NAME: Mary Frances Stanley PHONE NO.: 9494228956

PRINT ADDRESS: 7340 Binnacle drive, Carlsbad 92011

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Have you ever served on a Board of Directors? ☒ Yes ☐ No

If so, please explain your experience:

I've served over 10 years previous to current Board of Directors Area A. I serve on several Boards and understand the protocol as well as, the the benevolence to work with my other Board members but adhere to the requests of the homeowners. I've been a Commissioner for Carlsbad and a CERT member for 12 years serving my community. I also, served with Victim Witness program working with rape victims and victims of crimes in Orange County over 5 years receiving "Points of Light" for volunteerism.

How could your experience benefit the Association?

My years of service as a Area A Board member and to Carlsbad have given me a strong understanding of our governing documents, HOA procedures, and the importance of protecting homeowner rights while maintaining property values and community standards.

Why would you like to serve on the Board of Directors?

Board of Directors Candidate Statement

I am honored to submit my application to serve on the San Pacifico Board of Directors Area A.

Having served on the Board for many years, I understand the importance of balancing fiscal responsibility, homeowner rights, and the preservation of the beautiful community we all enjoy. During my previous service, the Board worked diligently to respect homeowners, maintain transparency, and make sound financial decisions while protecting the aesthetic character of San Pacifico.

My professional background includes more than 20 years with IBM and Apple Computer, where I developed strong management, leadership, and problem-solving skills. These experiences provided me with the discipline and practical knowledge necessary to address complex issues, work collaboratively, and make thoughtful decisions on behalf of the community.

I've lived in San Pacifico for 25 years, I have built lasting friendships and relationships with many of my neighbors. I value the sense of community that makes San Pacifico such a special place to live. I strive to listen carefully to homeowners, consider the unique challenges and needs of each family, and seek fair and reasonable solutions.

I would be proud to serve on the Board once again and work to strengthen our community, protect homeowner interests, and help restore the cooperative neighborhood spirit that we have all enjoyed throughout the years.

Signature: Mary Frances Stanley
Mary Frances Stanley (Jun 20, 2026 11:10:45 PDT)

CANDIDATE NOMINATION FORM

PRINT NAME: Ryan Tisinger PHONE NO.: 6613019310

PRINT ADDRESS: 7413 Magellan St Carlsbad CA 92011

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Have you ever served on a Board of Directors? ☒ Yes ☐ No

If so, please explain your experience:

How could your experience benefit the Association?

Why would you like to serve on the Board of Directors?

Signature: Ryan Tisinger
Ryan Tisinger (Jul 2, 2026 13:22:43 PDT)