



COMMUNITY DIRECTORS CANDIDATE NOMINATION FORM

PRINT NAME: Jay Brentzel PHONE NO.: 619-341-0320

PRINT ADDRESS: 6775 Malachite Place Carlsbad CA 92009

Candidates must adhere to all candidate qualifications in HOA Election Rules, which can be found online here: www.thirdpartyvoting.com/hoa/lacostagreens. Return this form no later than April 9, 2026 via the link above, via email to forms@thirdpartyvoting.com or via mail to: La Costa Greens, c/o Third Party Voting, PO Box 460232, Escondido, CA 92046-9845.

Do you have any past criminal convictions that could potentially: (1) Prevent the Association from purchasing fidelity bond coverage, or (2) Terminate the Association's existing fidelity bond coverage? [] Yes [X] No

Have you ever served on a Board of Directors? [X] Yes [] No

If so, please explain your experience:

I am currently serving as Secretary for the La Costa Greens HOA

How could your experience benefit the Association?

As a current board member, I am already familiar with the board member duties and responsibilities.

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

To help improve the value of our homes.

Signature: Jay Brentzel

- **Roco Nasirpour (Incumbent), Castlemar**
Current President of La Costa Greens HOA
La Costa Greens Resident since 2006
Education: Bachelor of Science in System Engineering
MBA – Global studies

Bio & Board Service Overview

I have served as a Board Member for the past 12 years and have dedicated many hours of volunteer time—beyond our regular monthly Board meetings—overseeing and supporting numerous community projects. My commitment has always been to ensure that La Costa Greens remains one of the most desirable neighborhoods in North County and that our property values continue to grow.

Serving as a Board Member has been hard work but rewarding. Managing a community as large and dynamic as ours comes with many challenges, and I take pride in helping guide improvements that benefit all residents.

Fiscal responsibility and a strong sense of fiduciary duty have been central to the planning and implementation of the projects listed below, all while promoting the long-term strength of our community.

Below are some of the initiatives and improvements we have worked on over the past several years:

- Worked extensively with the City to install traffic-calming measures on Estrella Del Mar after non-residents began using the road as a high-speed shortcut.
- Converted parkway grass areas to drought-tolerant plants and landscaping in accordance with City and State recommendations.
- Secured a **\$574,000 rebate** for implementing drought-tolerant landscaping—an incentive program that very few HOAs pursued or researched.
- Reduced the community's landscaping water costs by **over \$200,000 annually**.
- Completed a full renovation of the **Alga Road monuments**, including new water features and landscaping.
- Installed a **commercial-size Jacuzzi at the clubhouse pool**, accommodating up to 18 residents.
- Built **community restrooms near the tennis courts at Le Jardin Park**.
- Installed a large **trellis and modern picnic benches** at Le Jardin Park.
- Planned and created a new **pathway along the south side of Presidio Pond**, forming a full walking loop with scenic benches, where before it was just overgrown bushes.
- Upgraded monument lighting to **energy-efficient LED lighting** and added lighting along pond pathways.

Additional community improvements include:

- Purchased event chairs and tables, eliminating the need for outside rentals and generating revenue for Presidio events.

- Qualified for the vigorous “FIREWISE USA” certification and expanded brush management well beyond required fire-safety zones to create a safer buffer against potential wildfire threats. You can use this new 2026 certification to get new home insurance discounts with almost all insurance companies as a rule.
- Dedicated up to **20 hours per month** meeting with vendors, contractors, residents, and staff.
- Helped establish a **92009 HOA coalition** consisting of five HOAs representing over **10,000 residents**, working together to improve our broader community.
- Implemented new **mobile tennis/Pickle ball court scheduling software** for residents.
- Resurfaced the **Tot Lot play area** with updated colors to match the tennis courts.
- Added **new and improved gym equipment** to the fitness room.
- Help design and converted one tennis court to accommodate **four new pickleball courts** by modifying the existing layout, avoiding the \$160,000 cost of constructing a new facility.
- Created a beautiful **Rose “Peace Garden”** near Presidio by transforming an unused brush area.
- Worked with the **La Costa Omni Resort** to address stagnant pond water and recycled irrigation system issues that previously caused odor problems; two ponds have now been removed with new course design since the algae and odor could not be controlled.
- Upgraded all access points for the tennis courts, pool, gym, and RV lot to a **mobile app system**, improving security and preventing non-resident use.
- Installed a **state-of-the-art computerized irrigation system** to reduce water usage and control rising water costs.
- Resurfaced the **entire pool deck** with a longer-lasting coating to reduce future maintenance expenses.
- Installed a large commercial **solar power system at Presidio** in 2025 to offset increasing energy costs.
- Installed a new **pergola at the clubhouse** in 2025.
- Have been very diligent in keeping our HOA fees low as most of our neighboring communities pay more than \$300/month and consistently we have been one of the lowest ones, even with the high costs of energy, supplies, and manpower in recent years.

These are only some of the projects completed over the years. Our Board meetings often exceed four hours and involve reviewing more than 200 pages of agenda items. We take an active, hands-on approach and are deeply involved in the decisions and improvements that shape our community.

Serving in this volunteer role is a responsibility I take seriously. I remain committed to improving La Costa Greens and ensuring it continues to be a wonderful place for residents to live, connect, and enjoy.

I look forward to seeing you around the neighborhood.

Sincerely,

Roco Nasirpour



COMMUNITY DIRECTORS CANDIDATE NOMINATION FORM

PRINT NAME: Jay Ross PHONE NO.: +1 760-814-2930

PRINT ADDRESS: 2260 Ivory Place, Carlsbad CA 92009

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If so, please explain your experience:

I have had the privilege of serving on the La Costa Greens Board of Directors for the past eleven years. During this time, I have helped drive meaningful improvements across our community by securing state rebates, successfully pursuing builder settlements, renegotiating vendor contracts, and carefully evaluating all expenditures. These efforts have contributed to maintaining some of the lowest HOA fees among comparable communities in Southern California while enhancing overall community quality.

How could your experience benefit the Association?

Prior to my board service, I served seven years on the La Costa Greens Architectural Committee. I also bring prior HOA leadership experience from New Jersey, where I served four years as a board member. Professionally, I am the Executive Director of Access & Reimbursement at Travers Therapeutics.

My professional experience complements my years of HOA leadership by strengthening my ability to scrutinize expenditures, identify cost saving opportunities, and make thoughtful, data driven decisions that protect homeowners' investments while maintaining a high quality of life in our community.

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

My family and I have proudly called La Costa Greens home for two decades, and we deeply value this community. I am committed to protecting our HOA fees while continuing to enhance our property values and overall quality of life in La Costa Greens. With your support, I will continue my straightforward and consistent approach: to carefully evaluate all community decisions with a focus on fiscal responsibility, ensuring we protect HOA fees while maximizing home values and preserving the high quality of life that makes La Costa Greens such a special place to live.

Signature: Jay Ross