

Candidacy Statement
Talega Maintenance Corporation
Annual Election Meeting - November 14, 2026

Name: Serge Jonnaert

1. Why are you interested in serving as a director and what goals do you want to see accomplished within your term as director?

I have had the privilege of serving the Talega community as an HOA Board Member since 2017, including as Secretary, Vice-President, and President. During that time, I have worked alongside a highly engaged, thoughtful, caring, and fiscally responsible Board that has accomplished a great deal on behalf of our homeowners. I am proud of the progress we have made, but I also recognize that important work that remains to be done to preserve and enhance the quality, character, and long-term value of our community.

My approach has always been grounded in practical stewardship: protecting homeowner interests, improving community services, maintaining fiscal discipline, and making decisions that balance aesthetics, functionality, environmental responsibility, and cost. Talega is a special community, and I believe strong HOA leadership requires both attention to day-to-day resident needs and a long-term vision for infrastructure, landscaping, governance, and community identity.

During my current term, I have been directly involved in several important initiatives:

- **Fiber Internet.** After nearly nine years of effort, Talega now has AT&T Fiber available, giving homeowners greater choice, faster internet service, and more competitive pricing. I continue to oversee and support the rollout throughout the community so that residents can benefit from this important infrastructure improvement.
- **New Talega Branding.** I chaired the ad-hoc branding committee, which brought together some of the impressive marketing talent we have within Talega. I am now helping oversee the adoption and implementation of the new branding to strengthen Talega's identity, improve consistency, and better reflect the quality of our community.
- **Landscaping and Environmental Stewardship.** I continue to chair the Landscaping Committee, where our goal is to maintain a beautiful, healthy, and sustainable environment for residents, local wildlife, and the broader ecosystem. This includes thoughtful use of native and climate-appropriate landscaping, careful management of slopes and common areas, and continued calibration of herbicide use to preserve Talega's scenic beauty while protecting environmental health and keeping budgets under control. This has been a learning process with some hiccups along the way, but we'll get there...

- **Electronic Voting.** I helped drive the initiative to implement electronic voting, making it easier, more convenient, and more efficient for homeowners to participate in the election process. Increased participation strengthens community governance and helps ensure that more residents have a voice in Talega's future.
- **City of San Clemente Liaison.** I have also served as a liaison between Talega and the City of San Clemente on issues that may affect the safety, property values, livability, and overall quality of life of our community. This includes staying engaged on matters such as public safety, traffic, infrastructure, land use, the proposed battery storage facility, landfill-related concerns, and other city or regional developments that could impact Talega residents. I believe the HOA must remain proactive, informed, and constructive in working with the City to ensure that Talega's interests are clearly represented.

Looking ahead, there are several important priorities I would like to see advanced during the next Board term.

- **Elevating Talega's Long-Term Vision.** I believe Talega should continue to aspire to be the premier master-planned community in Southern California, known for its beauty, amenities, governance, community engagement, and quality of life. While we must remain fiscally disciplined, we should also think ambitiously and strategically about how to enhance Talega's standing, protect homeowner value, and ensure that our community continues to compare favorably with all the desirable communities in the region.
- **Altea Park Refresh and Amenity Expansion.** As Talega's largest and most centrally located park, and the primary location for many of our community events, Altea Park deserves thoughtful long-term planning. We are already exploring opportunities to refresh and expand its amenities, which may include a new playground, upgraded bathrooms, improved picnic areas, a permanent stage, workout stations, and other features that would make the park more functional, attractive, and enjoyable for residents of all ages. We would love to get your input on that!
- **Protecting Talega from External Threats.** The Board must remain vigilant regarding any development, activity, or condition that could affect our safety, property values, or quality of life. This includes issues involving toll roads, battery storage facilities, landfill impacts, homeless encampments, crime, vandalism, and other regional or local concerns. We must continue to work proactively with the City of San Clemente, Orange County, law enforcement, and other relevant agencies to ensure that Talega's interests are heard, protected, and taken seriously.

- **Property and Parcel Realignments.** I would also like to continue working with the City of San Clemente, the Transportation Corridor Agencies, and other relevant parties on property, access, maintenance, and parcel realignment issues where appropriate. These matters can have long-term implications for community planning, maintenance responsibilities, safety, aesthetics, and future improvements, and they require persistent, informed, and constructive engagement.
- **CC&R Revision.** Our governing documents are now approximately 26 years old and, in many respects, no longer reflect current best practices, modern legal framing, or the evolving federal, California, county, and City requirements that apply to homeowners associations. Updating the CC&Rs would not be about changing Talega's character, but about ensuring that our rules are clear, enforceable, legally current, and aligned with how our community operates today. A well-managed update process, with appropriate legal guidance and homeowner input, would help reduce ambiguity, improve governance, protect the Association, and provide a stronger foundation for the next generation of Talega homeowners.

I am running for re-election because I care deeply about Talega and want to continue contributing the experience, continuity, and practical leadership needed to help guide the community through its next phase. I would be honored to continue serving our homeowners and working with the Board to protect and enhance the place we all call home.

2. What is your background and experience? Have you served as a committee member or director for a community association? If yes, please elaborate on this experience:

A little about me. I am married, proud father of two (one retired MARSOC US Marine turned entrepreneur, one wealth manager), grandfather of three. I served as a Talega HOA Board Member, as Secretary, Vice-President, and as President since 2017. By day, I am a technology investment banker. I advise companies on how to address financial, operational, people, sales, and marketing issues before successfully taking them to market for sale. I also have the pleasure of getting previews of all the latest technologies that can bring new efficiencies or enhance our quality of life. I also serve as President and Board Member of the IVD Industry Connectivity Consortium (IICC), a standards development organization in the clinical laboratory space, and Board Member of BelWest, the Belgian-Luxembourg Chamber of Commerce serving thirteen western US states.

3. Are you currently an owner in the association, and if so, for how long? 21 Years

4. Have you served or are presently serving on any committee(s) for the association? Yes

5. Any other information you would like to provide.