

Michelle Tepper
CANDIDATE STATEMENT

All candidates have the option of submitting a Candidate Statement as part of their Candidate Filing Application. Every candidate must adhere to the following guidelines when submitting a Candidate Statement:

- Must not exceed 1,000 characters limit including any translations (*Please note that only Spanish translations can be submitted as our system cannot recognize special characters*)
- Must be at least a 12-point font (if typed)
- Must submit statement by 11:59 p.m., 58 days before your Neighborhood Council Election Day
- May not include profanity or comments about any other candidate

I have been a homeowner in Encino's Amestoy Estates neighborhood since December 2004. My husband, Robert Tepper, and I raised our three daughters there and they each attended Encino Elementary. I was President-elect of the E-TEAM, the school's booster club, for a two year term, which resulted in dramatically positive achievements for the school's budget, student resources, after-school activities, and teacher support programs. I am a respected, experienced real estate Broker Associate at Sotheby's International Realty in Sherman Oaks and own ReNest, a company that advises and supports seniors and their families with the arduous task of down-sizing.

My neighborhood has always been a safe place, a community, and an investment that I value and take pride in. I'm especially interested in community safety, emergency response, park preservation and enhancement, elder services/support, to name a few. However, I can pivot my support to any issue that needs attention. I have a strong background in sales, marketing, and product development overseeing multi-million dollar budgets. My well-rounded skill set and past experiences would benefit the community and be an asset on the Encino Neighborhood Council. Most importantly, it would be my honor to give back to a community that has provided so much to my family and me.



Candidates may also submit a candidate photo. Candidate Statements will be available on clerk.lacity.org/ncelections and at each polling location. Please print clearly as the statement will be typed and placed on our website.

Send your completed application and the required eligibility documentation to:
City Clerk – Election Division, 555 Ramirez Street, Space 300, Los Angeles, CA 90012
Email: clerk.election@lacity.org
Fax: (213) 978-0376

Rebeca Gaxiola
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I am proud to serve my community and bring over 10 years of experience working at Pepperdine University, where I have developed a strong commitment to leadership, service, and community engagement. I hold an MBA with a concentration in Leadership and Managing Organizational Change, which has strengthened my ability to collaborate, problem-solve, and advocate for meaningful progress. I believe in empowering and representing all members of our community, promoting equality, and creating opportunities for positive change. I am passionate about giving back and dedicated to serving with integrity, inclusion, and accountability.



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Mark Reynolds
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I am applying to serve as the District 2 Alternate Representative because I care deeply about our Encino community and want to play a more active role in improving the quality of life for residents and stakeholders. As someone who closely follows local issues affecting our neighborhood — including public safety, infrastructure, homelessness, traffic, and city accountability — I believe strong community representation is essential.

I have consistently stayed engaged in neighborhood council meetings and local civic issues, and I value open communication, transparency, and practical problem-solving. I want to help ensure that the voices of District 2 stakeholders are heard and represented fairly in discussions and decisions that impact our community.

As an Alternate Representative, I would be committed to being prepared, informed, and available to support the District 2 Representative and step in whenever needed. I believe neighborhood councils work best when members are approachable, engaged, and focused on results rather than politics.

Encino is a unique and vibrant community, and I would be honored to contribute my time and energy toward helping preserve and improve it for residents, businesses, and future generations.

Thank you for your consideration.

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Sally Bayram
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I've lived in Encino for many years, right by the Sepulveda Basin, and this neighborhood has truly become part of who I am. When you live this close to the Basin, you see Encino in a very real way - the beauty of open space, the wildlife, the sense of calm it brings, but also the challenges that come with it. You feel the traffic patterns, the safety concerns, the environmental impacts, and the day-to-day realities that shape life here.

I'm applying to fill an open At-Large Alternate seat because I care deeply about this community and want to show up for it in a meaningful way. I believe in listening first, in being transparent, and in working with neighbors to find practical, grounded solutions that make life better for all of us. My hope is to help strengthen communication, encourage participation, and make people feel heard and represented.

Encino has given me so much over the years, and I would be honored to give back by serving on the Encino Neighborhood Council.

C. Sally Bayram

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