



Valley View Villas Homeowners Association, Inc.

c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Kevin Brown
Huntington West
13812 Goldenwest Street Ste #100
Westminster, CA 92683

DO NOT DISCARD THIS PAGE

The perforated stub at the bottom will need to be signed and returned with your ballot.

In addition to this notice, this package contains the following:

1. One Official Ballot
2. One double-window envelope
3. One smaller Secret Ballot envelope
4. One double-sided page of candidate statements

Please note: The candidates are solely responsible for the content in their statements, neither the Association, nor the Inspector of Elections have redacted or edited any of the content in the statements enclosed in this election package.

March 30, 2026

A Meeting of the Members will be held as follows:

Date: May 7, 2026 (All mailed ballots must be received by us by May 6, 2026)
 Time: 7:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/valleyview)

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **The HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

This Meeting of the Members is being held to vote on the election of FIVE (5) directors. A vote on IRS Revenue Ruling 70-604 will also take place to address potential excess funds and reduce tax liabilities.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Valley View Villas Homeowners Association, Inc. bylaws define a quorum as “51%” of the voting power of the association, or 25 members. This quorum requirement is lowered to 20% (10 members) at a reconvened meeting. If quorum is not reached at any meeting, the members in attendance at the meeting may vote to either (a) reconvene the meeting to a later date, or (b) close the meeting without reconvening, meaning no election will take place (this is done via a voice vote of the homeowners present at the meeting). If a meeting is reconvened the deadline for receiving ballots will be extended as well. Please return your ballot so that we can meet quorum!

If you have any questions, please do not hesitate to contact your association’s Inspector of Elections. The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

Detach along perforated line and place this stub in the provided window envelope.
Please make sure that the addresses are showing through the windows.

OWNER SIGN ABOVE (only one owner’s signature is required) **Signature must show through window or ballot will not be counted!**

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Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the smaller Secret Ballot envelope.
- 3) Insert the sealed Secret Ballot envelope into the window envelope.
- 4) Sign this stub in the left corner (**your ballot will not be counted if you do not sign this stub**)
- 5) Detach and insert this stub into the window envelope, making sure your signature and the addresses are showing through the windows.
- 6) Mail your ballot (if not provided, make sure you apply postage!)

CANDIDATE STATEMENTS
(Additional statements on reverse)

Nachita Alvarez

I'm currently a board member, and I've attended all board meetings since I joined.

I've seen a lot of improvements and I know there is a lot more to be done.

I'm looking forward to helping make our community better.

Jessica Aure

I have served on the board for several years and have done my best to ensure that the rules are applied equally to everyone. I have also worked to get better service providers and remove those who are not up to standard. I have also worked to make sure our management company answers questions and solves issues as promptly as possible.

Chriscenthia Blue

Hi my name is Chriscenthia Blue. In the past, I served on the board prior to 2023 as the secretary or as a member for 10 years or more. My purpose is to assist the HOA in working financially within their budget, that the common areas, buildings, and landscape are maintained, safe, and up to code for the Homeowners and families. that live here.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Riddhi Patel

My name is Riddhi Patel, and I am honored to be considered for the Board of Directors.

I have been an active member of the association and consistently participate in meetings and activities. While I have not previously served on the board, my involvement has given me a strong understanding of our mission and the needs of our members.

Professionally, I work as an Auditor in Irvine, California, where I support operations, communication, and team coordination. These skills organization, problem-solving, and collaboration are strengths I would bring to the board.

My vision is to help strengthen member engagement, improve communication, and support initiatives that provide value to our community. As a board member, I hope to contribute to clear decision-making, enhance transparency, and support programs that encourage connection and professional growth.

I consistently attend meetings and am committed to being a reliable and active participant. Although I haven't previously served on a formal board for this property, I have served on a board in college, which helped me gain valuable leadership experience. I have also supported leadership teams and contributed to group decision-making in my professional roles.

Thank you for your consideration.

No statements have been provided by these candidates:

Marsha Vincent
Sun Woo