

**Alberhill Ranch Community Association**

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

Victoria Hall
Keystone
3155-D Sedona Court, Suite 150
Ontario, CA 91764

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. Two double-sided pages 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.

February 28, 2025

A Meeting of the Members will be held as follows:

Date: April 2, 2025 (All mailed ballots must be received by us by April 1, 2025)
Time: 6:00 PM – Registration
6:15 PM – Call to Order
Location: Association Clubhouse – 4100 Gina Lynne Lane, Lake Elsinore, 92530

While the ballot counting will take place in person at the Clubhouse, members are welcome to attend the meeting either in person or via zoom. Zoom info will be posted at: www.TheHOAElectionGuys.com/alberhill

This Meeting of the Members is being held to vote on the election of TWO (2) 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 Alberhill Ranch Community Association bylaws define a quorum as “25%” of the voting power of the association, or 185 members. This quorum requirement is lowered to 15% (111 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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Ontario, CA 91764

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Foothill Ranch, CA 92610

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)

Michael Alvarez

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

I had attended several meetings interested in the wellness of our community. I was then appointed a temp spot on board. I want to help our community be a great one to live in for all. I've been helping with park openings and any way I can

WHAT IS YOUR BACKGROUND?

I'm in construction field for almost 30 years, leading as a foreman. Years ago while living in a condo I was the president of the board in a small association.

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

As a board member my goal is to enhance the quality of life for residents, maintaining property values and fostering a sense of unity.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Paul Moreno

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

To be a part of maintaining our Community and keeping it safe and clean for our residents and children

WHAT IS YOUR BACKGROUND?

I've lived in the Community since 2017. Married and we have 5 children.

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

My vision is to be a part of a vibrant community that residents come together as a community. That neighbors truly embrace each other and help each other if needed. I like to see the community well taken care of and clean and safe. I'd like to accomplish keeping rates low and always having a secure budget.

CANDIDATE STATEMENTS
(Additional statements on reverse)

James Turner

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

To help the community

WHAT IS YOUR BACKGROUND?

STATE certified Building (expired)
Construction Back Ground
MAINTENANCE BACKGround

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

To Keep our community clean + clutter free.
To work with Home owners Keeping compliant and up to date
on All projects

CANDIDATE STATEMENTS
(Additional statements on reverse)

Robert Wright

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

I strongly believe in team work, listening to other people's ideas and suggestions. Hence I will become a good leader.

WHAT IS YOUR BACKGROUND?

I am a ministry at church, retired as a senior metro bus driver and family man.

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

The first vision is to have more security, create more equipment at the parks for fitness and sport, promote complex to have more healthier food in the take out restaurants.