



**North Towne Park  
Home Owners Association, Inc.**  
c/o The HOA Election Guys, Inc  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

FirstService Residential - Tona Ott  
9140 Anaheim Pl #110  
Rancho Cucamonga, CA

**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 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 9, 2026

A Meeting of the Members will be held as follows:

Date: April 21, 2026  
Time: 6:30 PM  
Location: The Pool Room

\*Members may attend the meeting in person or via zoom.com. Zoom info will be posted at: [www.TheHOAElectionGuys.com/northtowne](http://www.TheHOAElectionGuys.com/northtowne)

**Please Note:** The Inspector of Elections will be conducting the vote count over zoom and will NOT be present in person. Thus, ballots will not be accepted at the meeting and should be received by us by April 20, 2026.

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 North Towne Park Home Owners Association, Inc. governing documents define a quorum as “a majority” of the voting power of the association, or 49 members. This quorum requirement is lowered to 20% (20 members) at a reconvened meeting. If quorum is not reached at the 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](mailto: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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Rancho Cucamonga, CA

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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 – return postage has been provided.

## CANDIDATE STATEMENTS

### **Ali Abbas**

I am the secretary. Would like to continue.

### **Patricia Martinez**

Current member of the board of director.

### **Rodrigo Polidano**

I have lived in this community for the past decade and have developed a strong appreciation for its residents and long-term sustainability. While I am not currently serving on the board, my interest in joining comes from a desire to contribute meaningfully to the Association's continued improvement.

My professional background is in supply chain logistics, management, and technical development. Through this work, I have focused on efficiency, cost control, quality improvement, and data-driven decision-making—skills that I believe translate well to association governance and oversight.

My vision for the Association is to continuously improve the value it delivers to its members by thoughtfully reviewing costs, maintaining or improving the quality of services, and ensuring decisions are made with both short-term practicality and long-term benefit in mind. I believe transparency, accountability, and measurable outcomes are essential to building trust and effectiveness within any organization.

As a board member, my goal would be to make a measurable impact that can be clearly traced back to the decisions and initiatives I am involved in. I value practical solutions, clear metrics, and collaborative discussion when addressing challenges.

I attend board meetings occasionally and, while I have not previously served on a Board of Directors, I am committed to learning quickly, participating actively, and contributing responsibly if given the opportunity.

*No candidate statements were provided by these candidates:*

**Jennifer Castillo**

**Cliff Smith**

**Melissa Welling**