



Diamond Bar Tennis Club Community Association

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

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.

FirstService - Tona Ott
9130 Anaheim Place #110
RANCHO CUCAMONGA, CA 91730

August 21, 2026

A Meeting of the Members will be held as follows:

Date: September 23, 2026 (All mailed ballots must be received by us by September 22, 2026)
Time: 8:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/dbtc)

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 SEVEN (7) directors.

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

The Diamond Bar Tennis Club Community Association bylaws define a quorum as “50%” of the voting power of the association, or 260 members. This quorum requirement is lowered to 20% (104 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!**

FirstService - Tona Ott
9130 Anaheim Place #110
RANCHO CUCAMONGA, CA 91730

Diamond Bar Tennis Club Community Association

c/o The HOA Election Guys - DBTCFILE
27472 Portola Pkwy #205-412
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)

Lee Draper

Since being appointed to the board last year, I have been a very active member of the board. Having served as treasurer for the last several months, I am keenly aware of the difficult financial situation the association has been forced into through price increases and unexpected maintenance costs. If re-elected to the board, I will continue to do everything in my power to ensure important work gets done while also helping our community to get back onto a solid financial footing. This community is important, and I appreciate the opportunity to serve it to the best of my ability.

Darlene Glasser

I have lived in the Association since the early 90's and have seen many changes in the maintenance of our community as it has aged in its 40+ years both aesthetically and financially. It is a difficult challenge that homeowners face to ensure our property values. The decisions taking a seat at the board table are difficult. I continue to strive to make sound business decisions. This last year I was able to help recoup and save the Association approximately \$18,400 in overpayments, negotiation with vendors, and ensure warranties are honored. While this was a great savings, it was definitely put towards the financial projects we continue to handle as a board. My goal is to continue as a board member keeping maintenance and financial updates as its best while facing the difficulties of continually rising costs. I also continue to respect the integrity of being a board member with confidentiality of executive business and maintain the respect of homeowners' private matters.

Diane Luehrs

I have served as a director of this community off and on for 25/26 years. I have owned my condo unit since 1993, and I have enjoyed living here. Serving on the Board of Directors has been a worthwhile and rewarding experience, so I wish to continue serving and improving the experience for others.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Lori Ann Roman

My name is Lori Roman, and I am honored to submit my name for consideration as a candidate for the Diamond Bar Tennis Club Community Association Board of Directors.

I bring more than 31 years of public service experience from my career with the Orange County Superior Court, where I worked in multiple divisions, including Traffic, Accounting, Criminal, Civil, and Small Claims. Throughout my career, I gained extensive knowledge of laws, regulations, court procedures, evictions, lawsuits, warrants, and legal documentation. Part of my responsibilities included preparing cases and legal files for judges, which required accuracy, attention to detail, professionalism, and sound judgment.

Since retiring, I have remained committed to serving my community and protecting the interests of homeowners. As a resident of Diamond Bar Tennis Club, I understand the importance of maintaining our property values, ensuring financial responsibility, and promoting transparency and accountability within our Association. If elected, I will work diligently to represent the interests of all homeowners, carefully review Association matters, encourage open communication, and help ensure that decisions are made fairly and in the best interest of our community. I believe my professional background, experience interpreting regulations and procedures, and dedication to serving others would make me a valuable member of the board.

Thank you for your consideration, I would be honored to serve our community.

Lori Roman

Sudhir Sanathra

I am resident since 1984 I am retired and serving Walnut/Diamond Bar Police Station as Sheriff (VOP) past five years safe guard the Diamond Bar city and our Complex I want to Safe Guard the Community I am businessmen for 45 years in import /export now I have time to serve the community in our Association Safety First is my goal to serve community Looking forward to be a board member

CANDIDATE STATEMENTS
(Additional statements on reverse)

Kristina Ung

As a member of the Association since 2023, I have developed a strong appreciation for our community and the importance of responsible leadership that clearly communicates to residents. Over the past few months I have worked with fellow homeowners to better understand the issues that impact our neighborhood. Including creating a petition for a special meeting of the members that took place in June. Getting homeowners involved in the community is crucial and that can only be accomplished with clear communication.

My vision for our Association is a community that is financially responsible, transparent, and responsive to homeowners. I believe residents should have confidence that decisions are made with careful consideration of both our long-term financial health and the day-to-day affordability of living in our community. As a mom of 2 young children I hope to see this community grow and improve in the next 10-15 years.

If elected, I hope to support greater transparency, encourage homeowner engagement, and ensure that association funds are managed responsibly and efficiently. I am committed to listening to residents, asking thoughtful questions, and working collaboratively with fellow board members to make decisions that serve the best interests of the entire community.

I would be honored to earn your vote and the opportunity to serve our Association.

Alexandria Wenz

I have been a member of this community since May 2025. I work in pharmaceutical regulation with heavy emphasis on quality guidance. My work encompasses comprehending minute details and translating information to a more digestible format. As a board member I would hope to build more community and transparency. A lot of effort and resources go into making this association function day to day. By establishing baseline communication practices, and hosting open forums, homeowners can feel represented and heard, especially with regards to funds. I regularly attend board meetings and can see how gaps in understanding, from both ends, leads to frustration and unproductive interactions. I've yet to serve on a Board of Directors. However, I believe I could provide valuable representation for homeowners.

Charles Wu

Owners, your voices matter. As a board member I promise to put the community's interest first. With every decision and vote we should ask ourselves, is this in the best interest of the community? I am a strong believer in letting the community cast their opinions before a vote is made, this way the voices in the community are heard.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Edward Yang

The HOA fees are too high.

That's the theme of my candidacy.

For too long, our HOA has been recklessly spending our money, racking up debt, and now increasing our monthly HOA fees to unacceptable levels.

No longer.

Unfortunately, HOA mismanagement is common.

Most recently, I helped organize the election efforts for one of the largest HOAs in Brea to completely replace the previous Board and install a new Board that brought transparency and fiscal responsibility.

We did this by listening to owners, literally going door to door.

If elected to the Board for Diamond Bar Tennis Club Community Association, of which I've been a member for years now, I will work tirelessly with other like-minded Board Members to fix all the issues that are crippling our community.

I've also been the President of an HOA in West Covina, as well as the Treasurer of another HOA in Brea. Both times I stepped down when I felt our goals were achieved, and when other owners wanted to bring their vision of leadership.

Professionally, I am the founder of a public relations agency which I bootstrapped and grew without any external funding. Today, my agency employs people around the country, and serves companies around the world.

This election, send a message that we owners have had enough.

Please vote for me, Edward Yang, to serve on the Board.

Please vote for other candidates that I will be allying with to form a unified Board that will never stop working for you.

Thank you!

No statements were provided by these candidates:

Ester Castellanos

Mable L. Chow

Meghan Pulley

Aaron Sanchez

Rebekah Schroth