



The Redwoods Homeowners Association

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

Sarah Hawkins
1675 N. Main Street
Orange, CA 92865

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. Three 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.

January 16, 2026

A Meeting of the Members will be held as follows:

Date: February 19, 2026
Time: 6:30 PM
Location: The Association Clubhouse

*Members may also attend the meeting via zoom.com. Zoom info will be posted at: www.TheHOAElectionGuys.com/redwoods

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 February 18,2026.

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 Redwoods Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 152 members. This quorum requirement is lowered to 20% (61 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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Orange, CA 92865

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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 reserve)



REMBERTO BASTISTA – 1016-D – CURRENT BOARD

My name is Remberto Batista, I have been a Property Owner and lived in this community for the past 26 Years. I have been a current Board Member for the past 12 years. Though I am retired, my prior work background has been in accounting. I have served on the Board of Directors for several years as Secretary, Vice President and currently as Treasurer. These years on the Board have given me the opportunity to learn and get the necessary experience to help manage and serve The Redwoods Community.

I am asking for your vote to continue serving our community using my expertise in several fields to keep our complex looking good and make The Redwoods a place we can all be proud to call home.

We have had many positive changes made to our community this year. I hope to continue my part in working on these changes.

Our investment must be protected and safe. I look forward to keep serving you in 2026.

CANDIDATE STATEMENTS
(Additional statements on reserve)

Steve Karnes

Being on the board can be both rewarding and challenging but so is life. This past year has been a good one for the board for the following reasons. The biggest challenge was to update the Rules and Regulations booklet that we finally completed and I'm proud of the effort. We also made repairs and completed the balcony inspections mandated by state law and have that behind us. We are also working to replumb the buildings that is an ongoing effort. Many of the hot water boilers have been upgraded and hopefully fingers crossed they will continue to work with minimal interruptions. The landscaping is looking good as we have removed diseased trees and planted new plants and continue to consult with Arborists and our landscape company to keep the complex looking good. The ponds were recently drained and resealed.

We are currently working on getting installed a water pressure valve for the complex that will allow us to regulate the water pressure that comes into the complex. The current high-water pressure is damaging our pipes. Our other challenges are ongoing. Roofs will soon need to be redone, painting and there is still wood replacement needed especially around the carports. One area I've been working on with the board and our contractor is to use treated wood products in the repair of our fencing and balconies which last 2 to 3 times as long as non-treated wood products. Termites and wood rot are an ongoing challenge and huge expense for our complex. I've explored vinyl fencing and other applications and will continue to do so.

I have worked on these projects along with other board members. I do all of this because I care about and have a vested interest in the community. I encourage all owners to run for the board to get more involved in sharing in the challenges and more importantly the rewards of home ownership in the Redwoods community.

Thanks, Steve Karnes

CANDIDATE STATEMENTS
(Additional statements on reserve)



Debby Kelly – Homeowner & Owner of a Rental Unit – Current Member on HOA Board

As Always, I'd like to thank the homeowners who allowed me to serve on the board these past 8 years. I am grateful for the wonderful Board Members that I have worked with past and present. It has been very rewarding. Again, I am asking for your votes, so I can continue to serve the entire community.

I have been a homeowner in the Redwoods since June of 1990. I live on the property, and also own a rental unit on the property. I am walking on the property daily, meeting residents and familiarizing myself with your concerns. I also assist Sarah Hawkins, our in house Manager when needed.

Since I have served on the Board, many changes have been accomplished. Some of these are as follows:

The renovation of the Clubhouse. Ladies once a month Game Night. Helping with Parking Permits, gym memberships, Residents information such as phone numbers, email address & emergency contact. Heading Community Events that residents have the opportunity to meet other residents.

If I am re-elected, I will continue to be a proactive board member. As a Homeowner, I want to protect my investment, as well as the investments of all other Homeowners.

I also want to acknowledge besides my fellow Board Members, all the residents who have volunteered their time in making this community come together. Also, Sarah Hawkins, our Office Manager, and Abraham, our custodian. I like to thank our vendors who have made contributions to our little community events, Team Premier Management, Colony Group, 4 Seasons, Benrich, Redline Rooter and many others.

In closing, I would like to welcome all new homeowners, who have purchased units here in the Redwoods this past year. I hope you enjoy living here as much as I do.

CANDIDATE STATEMENTS - Additional statements on reverse



Hello Redwoods neighbors,

My name is Juanita, and I'm honored to run for a position on the Redwoods HOA Board. I believe the HOA exists to serve *you*—the residents—and I'm committed to ensuring your voice is heard, especially if you've felt overlooked or unheard.

Whether you're too busy to attend meetings or hesitant to speak up, I want to be your advocate. I'll bring your questions, concerns, and ideas to the table and work diligently to find solutions that reflect our shared values and priorities.

I've proudly owned a home in the Redwoods Complex for 13 years and deeply care about our community. Originally from the East Coast, I spent nine years as an educator teaching Pre-K and Spanish to middle school students. I've also recently celebrated 15 years of service with the Federal Government. Though I currently reside in Las Vegas, Nevada, I remain actively engaged with Redwoods and am eager to serve from afar with complete transparency and dedication.

Outside of work, I'm a parishioner and choir member at St. John Neumann, a dog lover, and a voiceover artist. These roles have taught me the importance of listening, collaboration, and creativity—qualities I'll bring to the board.

If elected, I will focus on:

- **Fiscal responsibility:** identifying ways to save money and reduce waste
- **Safety and security:** addressing the recent rise in criminal activity and promoting community vigilance
- **Community engagement:** encouraging residents to connect through in-person and virtual meetings, including monthly Zoom sessions for those with scheduling conflicts
- **Celebration and unity:** supporting events like summer parties that bring joy and connection to our complex

When we stand together, we become a stronger, more resilient community. I'm ready to represent you with integrity, compassion, and action.

I appreciate your consideration.

Warm regards,

Juanita Loera (Galarraga)

Juanita Loera (Galarraga)

CANDIDATE STATEMENTS (Additional statements on reserve)

Jim Marchese

My name is Jim Marchese. I am your current HOA board President. This will be my 20+ year running as a board member and my 39th year as a Redwoods homeowner. I own two properties in this complex. Every decision, every dues increase and special assessment affects me also.

As your Board President, my fundamental responsibility to this complex is to work with the other members of the Board of Directors (and management) and guide the decision-making process in the best direction possible for all the residents that live here. (Not just homeowners) I have worked hard to be as fair and transparent as possible. We continue to focus on "the details" and we're always moving in the right direction.

Our big accomplishments in 2025 were:

- Outstanding results from our State mandated balcony inspection. We appreciate everyone's cooperation.
- Several upgrades to our hot water boilers and copper piping for better efficiency.
- New hot water boiler company for better repairs and consistency.
- Re-piping of several buildings. (This is an on-going process)
- Tree trimming and removal of several dead or dying trees due to beetles and spider infestation.
- 2025 Rules booklet and new parking decal.
- Updated Homeowner/Resident Contact Master List.
- 2025 Reserve Study – Reserve Fund Strength went from 17% to 33%. Outstanding!

We need to stay focused on how and where we spend our association dues. Choosing the next most important job is what we do best. Sometimes we need to share the expenses. That's what comes with living in a condominium complex. We knew that when we purchased our investment. Your current Board of Directors continues to make smart and timely decisions. These little changes may go unnoticed, but these are the things that make our complex run smoothly.

*We all live on the property or very close by. This is important for a quick and timely resolution to any unforeseen issues that may occur. We all live here and we're all constantly engaged.

With continued spending discipline, well thought out plans, and working with our experienced vendors, we are going to have an amazing 2026.

I look forward to working with you and serving our community again.

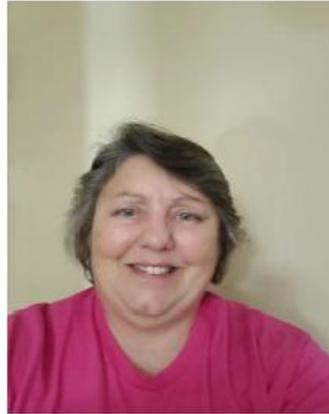
Remember... "It takes a village"

Jim Marchese
President; Redwoods HOA



CANDIDATE STATEMENTS
(Additional statements on reserve)

Sharon Watroba



Hello, my name is Sharon Watroba and I would like to continue on the Redwoods Board of Directors.

I was born in Buffalo New York, moved to California in 1986 and graduated from California Polytechnic University, Pomona with a degree in Computer Information Systems. I have been at my current job for 35 years working as a Software Systems Analyst. I have been volunteering with Habitat for Humanity, helping to build low income homes for the past 19 years and will continue to do so.

I have owned (1050AB) and lived in the Redwoods for 32 years and have seen many changes, mostly for the good. Serving on the board this past year has been fulfilling and rewarding. My priority as a board member is to keep our property values at a standard with the surrounding community by maintaining the wood and grounds but still have reasonable HOA dues.

Please vote in the upcoming election so that we do not have to spend extra money re-voting!