

**Tracy Hills Phase 1 Community Association**

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

Alaina Martinez  
Seabreeze Management  
5000 Hopyard Road, Suite 310  
Pleasanton, CA 94588

**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 letter from Tinnelly Law Group dated February 26, 2025
5. 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.*

March 12, 2025

A Meeting of the Members will be held as follows:

Date: April 14, 2025 (All mailed ballots must be received by us by April 13, 2025)  
Time: 6:00 PM  
Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/tracyhills](http://www.TheHOAElectionGuys.com/tracyhills))

**Physical location to attend the meeting: Association Clubhouse – 2230 Criseldo Mina Avenue, Tracy, CA 95377**

As you are aware, the ballot materials sent previously (with a letter dated December 20, 2024) incorrectly stated that four (4) directors were to be elected, when in fact only two (2) director positions are available. All ballots sent previously are now null and void, and a corrected ballot is enclosed with this letter.

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

The Tracy Hills Phase 1 Community Association bylaws define a quorum as “a majority” of the voting power of the association, or 826 members. This quorum requirement is lowered to 20% (331 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!

Return postage has been provided – [please return your ballot by mail and NOT at the clubhouse.](#)

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!**

Alaina Martinez  
Seabreeze Management  
5000 Hopyard Road, Suite 310  
Pleasanton, CA 94588

**Tracy Hills Phase 1 Community Association**

c/o The HOA Election Guys - TraceyHillsFILE – 2seats  
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!

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Santoshkumarreddy Badugula**

Dear Neighbors,

My name is Santoshkumarreddy Badugula, and I am excited to announce my candidacy for the Tracy hills phase 1 Association HOA Board of Directors. As a resident of this community for [number of years], I value the sense of unity and shared responsibility that defines our neighborhood. Professionally, I have worked with several insurance companies on the data side, gaining extensive experience in data analysis, problem-solving, and strategic planning. These skills have taught me the importance of informed decision-making, which I believe will be an asset to the board.

If elected, my priorities will include enhancing transparent communication between the board and residents, responsibly managing the HOA's finances, and ensuring that our community amenities are maintained to the highest standard. I am dedicated to promoting a positive and inclusive environment where all voices are heard, and I look forward to the opportunity to serve and contribute to our neighborhood's future.

Thank you for your consideration and support.

Sincerely,

Santoshkumarreddy Badugula

This version keeps it concise while maintaining a focus on your qualifications and goals.

**Priya Sajee Sivaraman**

I have been a resident in Tracy Hills for more than 4 years now. I have worked extensively in the field of education in different roles- from a University Professor to Education Fund President and now as a Director at one of the top private schools in California. I have worked in the financial services industry as well. While I haven't been part of the TH Board until now, I would like to take up the role now. Over the last few years, our community has experienced several issues which have been either unresolved or have take way longer to be resolved than normal and more residents on the Board can perhaps bring change. As a Board member I wish to support the needs of our community, find ways to bring the community together, ensure timelines for the management company and landscaping company, better maintenance and clear rules and their implementation with respect. As a resident, I have tried to attend most Board meetings and would continue doing so as a Director on the Board. I have been the President of a 501c non-profit for several years and have a good understanding of Board responsibilities. My vision for the association is an association that works for the home owners, is committed to fostering a harmonious, safe and vibrant community where all residents feel valued and empowered, I envision a neighborhood that thrives through transparency, inclusivity and proactive governance, ensuring that all decisions prioritize the long-term maintenance of the community and improvement in the quality of life for our members.

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Ram Bojja**

Here to serve the community.

**Michael Glenn**

My goal is to bring common sense and accountability to our HOA and residents

**Venkat Koganti**

Dear Neighbors,

My name is Venkat Koganti, and I've been a proud member of Tracy Hills Phase 1 Association for 3+ years. Over this time, I've come to value not only the beauty and amenities of our neighborhood but also the strong sense of community that makes it so special.

My professional background includes Sr Lead Software Engineer, which I believe provides me with the skills needed to contribute to our association effectively. If elected to the HOA board, I am committed to using my experience to ensure transparent budgeting, improve community engagement, and maintain the safety and appeal of our shared spaces.

My vision for our association is one of inclusivity and ongoing improvement. I believe in promoting a neighborhood where each voice is heard, and decisions are made with the best interests of all residents in mind. As a board member, I will work to create clear communication channels, ensure financial accountability, and make responsible choices that benefit both current and future residents.

My goals as a board member include:

- Enhancing communication and transparency between the board and residents
- Ensuring prudent use of association funds for necessary maintenance and improvements
- resolve landscaping issues and even fight to replace current landscaping company
- Fostering a welcoming and inclusive environment in which residents feel encouraged to participate

I regularly attend board meetings, either as a participant or observer, and am familiar with the ongoing discussions and needs of our community. While I have not previously served on an HOA board, I am excited to bring a fresh perspective to the board.

Thank you for considering my candidacy. I look forward to the opportunity to serve our community and contribute to its continued growth and harmony.

Sincerely,  
Venkat Koganti

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Kevin Chingari**

As a member of the Tracy Hills community for the past 4 years, I will do my best to make our community thrive

**Hardeep Obhi**

Hello Tracy Hills Neighbors!

My name is Hardeep and I'm running for the Tracy Hills Phase 1 Community HOA Board of Directors. I am looking forward to working with other Board members and neighbors to continually ensure that our community is a wonderful place to live.

For those that don't know me, I live in the Greenwood development. My husband, Aditya, and I regularly go for walks, interact with community members, and have come to really enjoy our new community. I've noticed a few limitations with the current HOA and believe that it could be greatly improved. As such, while I would be a newcomer to this Board, I will bring a breadth of diverse experience, knowledge, a fresh outlook, and energetic spirit that I'm certain our HOA needs.

As a new Board member, I believe it is critical to listen to the needs of our community members, work collaboratively, be logical as well as have high levels of emotional intelligence, have high levels of ethics and morality, have experience working with budgets, have strong project management skills, and be able to work with diverse individuals in a diplomatic manner. The job of a Board member is not an easy one, but I believe my experience as an interdisciplinary researcher lends itself directly to taking on the task of managing these interests and effectively arguing those positions which will most benefit all of us in this community. I am here to listen as your advocate and as an effective Board member who will make positive change happen in our community in Tracy Hills.

As your Board member, I have several visions and goals, some of the most important being as follows:

- Effectively and regularly communicating news, updates, and needs to community members
- Increasing transparency of HOA finances to community members
- Evaluating future proposals and suggestions to make sure the community is safe and clean
- Allowing for regular HOA meetings with community members to share updates as well as hear concerns of members and enacting resolutions accordingly
- Continually being open to discussions and hearing from the community
- Increasing socialization opportunities for our members, facilitating communication and expansion of ideas, making Tracy Hills a more engaging and fun place to live.

I am excited to have the opportunity to be an active, contributing member to our community by serving on the Board. I promise to listen, be engaged, and to advocate on behalf of YOU, our members, to make our community in Tracy Hills a better place. I'm confident I can be the facilitator of that positive change. Thank you!

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Sreenivasa Rao Talikonda**

Dear Homeowners,

As a resident of our community for more than 2 years and a candidate for the Homeowners Association (HOA) Board of Directors, I am committed to creating a neighborhood where all homeowners feel respected, safe, and valued. I am running for the board because I believe in fostering a collaborative environment where every homeowner's voice is heard, and where we work together to enhance the quality of life for all.

My vision for the Association is to ensure that our community remains a welcoming, well-maintained, and thriving place for current and future residents. I believe in promoting transparency in decision-making, maintaining open communication, and finding cost-effective ways to improve common areas and amenities. By working together as a community, we can tackle challenges, preserve property values, and create a sense of pride in our neighborhood.

As a board member, I hope to accomplish several goals:

- **Transparency and Communication:** I aim to improve communication between the board and homeowners by keeping residents informed and engaged in decisions that impact our community.
- **Financial Responsibility:** I am committed to managing HOA funds responsibly to ensure our association's long-term financial health, while balancing necessary improvements with affordability.
- **Enhanced Community Engagement:** I want to build a sense of unity and involvement among residents through events, open forums, and opportunities for input.
- **Improved Infrastructure and Maintenance:** I will prioritize the upkeep and enhancement of shared spaces and services to maintain our community's appeal and safety.

I am dedicated to attending board meetings regularly and being actively involved in discussions. I understand the importance of consistent attendance to ensure decisions are made in the best interest of the community. I will be fully committed to fulfilling my duties and responsibilities as a board member by attending meetings and participating in key decisions that affect our neighborhood.

I haven't served on any boards in the past, but my life lessons have equipped me with skills in budgeting, governance, and strategic planning that I believe will serve our HOA well. I am familiar with the responsibilities of serving on a board and am ready to bring that experience to help our community thrive.

I am excited for the opportunity to serve you, and I ask for your support in helping make our community a better place to live for everyone.

Sincerely,  
Sreenivasa Rao, Talikonda

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Board of Directors Application Responses – MARIA UNGER**

**How long have you been a member of the association?**

I have been living in the Tracy Hills community (Amber) since June 2022.

**If you are currently on the board, how long have you been in this role? Any accomplishments you want to point out?**

I am not currently serving on the board.

**What is your background?**

I am a dedicated working mother of two young daughters and currently serve as the Vice President of Master Data Governance at Paramount Global. With a Bachelor's degree in Mathematics and an MBA, I have built a robust career in analytics and operations across the healthcare, media and entertainment, and financial sectors. This experience has sharpened my expertise in data-driven decision-making, operational efficiency, and strategic planning—skills I believe can make a meaningful contribution to our HOA board.

As a resident of this community, I am deeply committed to making it a safe, welcoming, and thriving environment for everyone. My background in governance equips me to evaluate and implement effective policies, improve operational processes, and promote transparency. I also bring extensive experience in working collaboratively with diverse teams to align on goals and achieve impactful outcomes—qualities I consider essential for effective HOA leadership.

Outside of work, I enjoy spending time with my family, exploring music, and developing AI models. These interests, coupled with my analytical mindset, enable me to approach challenges creatively and find innovative solutions. Whether it's enhancing communication between the board and residents, streamlining budgeting processes, or fostering a greater sense of community, I am eager to apply my skills and energy to our HOA board.

It would be an honor to serve and contribute to enhancing the quality of life in our community.

**What is your vision for the Association?**

My vision for the association is to cultivate a safe, welcoming, and thriving community for all residents. I aim to focus on enhancing communication between the board and residents, streamlining budgeting and operations, and fostering a stronger sense of community through transparency and collaboration.

**What do you hope to accomplish as a board member?**

As a board member, I hope to prioritize initiatives that ensure our community remains safe and clean while addressing challenges such as pest control. I also aim to explore opportunities for improving our shared spaces and infrastructure to enhance the overall quality of life for all residents.

**How regularly do you attend board meetings?**

I am committed to attending all board meetings as needed and will make myself available to meet the requirements of the role.

**Have you ever served on a Board of Directors before (for an association, non-profit, company)?**

I have not served on a board before but bring a wealth of professional experience in governance, collaboration, and strategic decision-making, which I believe will be valuable in this role.

**CANDIDATE STATEMENTS**  
(Additional statements on reverse)

**Dhandapany Venkatasubramanian**

My name is Dhandapany Venkatasubramanian (aka Venky), and live in the Greenwood Community. I hold two masters degrees in Software Engineering and work as engineering manager and architect, leading a large team. I am also a qualified violinist and performed at international festivals around the world.

I had just shifted to Tracy Hills a few months before CorralFire and it was an eye opener, and highlighted the lack of infrastructure during emergencies. During the subsequent weeks we campaigned with a lot of you to get the attention of the City Council, submitting petitions and making the concerns a matter of record at the city level.

We also raised issues with the city on the school time traffic and the city has unanimously approved the special public transport for school time, though it is still in implementation phase.

The community maintenance is in disarray, as we move towards the inner side of the community, there are stretches on Tracy Hills Drive, where the trees are all slanting, and it is a matter of time when they will fall. There are street lights that do not work. Plants that are more like wild grass or weeds are planted and not even trimmed. Looking at communities in our vicinity, not just in Tracy but around the county, our community does not even look green.

Instead of resolving such issues, the HOA is busy setting guidance on what variation of rose you can plant in your front yard.

The full form of HOA is Home Owners Association, and it should be the voice of the home owners and working in their interests. But currently, it seems to be serving other interests. And the HOA rates are increasing every year.

We need to elect a board that is representative and works in the best interests of the home owners. And we need a board which is transparent and communicates with the residents as needed. We also need representatives on the HOA, who publicly raise home owners issues in the executive meetings and communicate the outcomes to the homeowners.

I have learnt, that just wishing for a change is not enough, someone needs to standup and change the system from within.

We have so many communications channels, especially on WhatsApp within this community, and if elected, I plan to use all those channels effectively, to let everyone know what I am doing, what issues I raise, how I voted, and what are the outcomes.

I am standing for this board to bring transparency to this community. Hope we can make this a better place for everyone.

*No statements were provided by these candidates:*

**Sahithichandra Kanchi**  
**Charanjit S Sahota**  
**Rupinder Singh**