

**Gable Crossing Community Association**

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

PCM- Julie Russo
11860 Pierce Street, Unit 100
Riverside, CA 92505

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 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

May 9, 2025

A Meeting of the Members will be held as follows:

Date: June 17, 2025
Time: 5:00 PM
Location: The Pool Area

All mailed ballots should be received by us by June 16, 2025.

This Meeting of the Members is being held to vote on the election of ONE (1) director. 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 Gable Crossing Community Association bylaws define a quorum as "25%" of the voting power of the association, or 15 members. This quorum requirement is lowered to 20% (12 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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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)

Xi Chen

To All

Good afternoon,

This is Xi Chen I recently ran for office this past Feb 27th and won a board seat of Vice President. Unfortunately due to the election process I must run again this May 2025 to be able to stay on the board for 2 years. I have been working diligently already with Mike Yi our new Board President and Frank A. Fránco our Sec / Treasure. We have tremendous chemistry and the very same passions and commitment to get our community back on track. We need to keep the board together to make more progress.

On a personal note I have been a resident in Gable Crossing since the homes were built. I have a Masters Degree in Finance and can be a great source for the board on all our financial budgets and costs. I have 2 kids and a wife and we all love the community and the people that live here. I presently work for a corporation overseeing a department in finances. My commitment to the Board and the community is strong and I am excited to be working with a great Board team now at Gable Crossing Homes.

These are my strengths and Commitment for the Board :

- * Budget Reports and Strategies
- * Cost Savings and audits of cost centers
- * Keeping HOA Rates from rising
- * Focus on Raising Community Reserves
- * Controlling vendor costs and getting best pricing on bids
- * Focusing on the Community needs and Safety for all

I know I have the support of the existing Board and I am thankful for your votes that got me elected in February. I am asking again for your vote to continue to focus on the needs of the community especially during a tough year with high inflation, high interest rates and a present Construction Defect Lawsuit that we are working together on resolution that's best for all of Gable Crossing Homes.

My warmest regards ,

Xi Chen - Vice President , Gable Crossing Homes

CANDIDATE STATEMENTS
(Additional statements on reverse)

Cristina Gutierrez

Hello, my name is Cristina and I have been a resident and member of the Gable Crossing Homeowner Association since 2020. I am seeking re-election to the HOA Board because I strongly believe in the value of our community and I am dedicated to making it an outstanding place to live for all residents.

Experience and Qualifications:

- With over 18 years of experience in higher education, including serving as a department director, I believe my expertise in leading committees and managing budgets makes me a well-suited candidate for the HOA board.
- Since 2021, I have held the position of Secretary/Treasurer, demonstrating my strong work ethic and commitment to enhancing our community. I have approved invoices and reviewed contracts with vendors to ensure efficacy of services and competitive prices to stay within budget.

Accomplishments:

- The current Board of Directors conducted thorough research and successfully transitioned to a new management company that prioritizes homeowner input through the implementation of TownSq, a modern HOA portal.
- This change has played a significant role in helping the HOA maintain its financial stability despite unforeseen repair costs.
- As a result of reducing the management fee, we have been able to adhere to our budget and maintain stable monthly HOA dues, despite the increasing costs of vendors.

I am deeply passionate about our community and dedicated to making Gable Crossing even more exceptional by continuing to consistently attend all board meetings. I believe that my experience managing several rental properties and construction projects couples with my commitment make me the ideal candidate for this role. It would be an honor to receive your vote and continue to volunteer to serve our community.