

**Vista Del Cerro Homeowners Association**

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

Tamara Smith c/o Tritz Professional Management
1525 E. 17th Street, Suite A
Santa Ana, CA 92705

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

October 30, 2025

A Meeting of the Members will be held as follows:

Date: December 1, 2025
Time: 5:30 PM
Location: The Vista Del Cerro Clubhouse

All mailed ballots should be received by us no later than November 30, 2025.

This Meeting of the Members is being held to vote on the election of TWO (2) 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 Vista Del Cerro Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 30 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!**

Tamara Smith c/o Tritz Professional Management
1525 E. 17th Street, Suite A
Santa Ana, CA 92705

Vista Del Cerro Homeowners Association

c/o The HOA Election Guys - VistaDelCerroFILE
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

Arianna Santiago

Dear neighbors, this is Arianna, many of us have met before! I currently live in our community as my primary residence. Over the past year, I have attended the majority of monthly HOA homeowner forums. I have a background in business and bring a willingness to listen, ask good questions, and brainstorm alternative solutions. My priorities are to increase communication between homeowners and the board. I hope to serve you well over the next year.

Ana Schram

No statement was provided by this candidate.