



Rainbow Ridge 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

PMP Management
Lia Dalhover
100 Pacifica, Suite 350
Irvine, CA 92618

December 22, 2023

A Meeting of the Members will be held as follows:

Date: January 22, 2024
 Time: 6:00 PM
 Location: via zoom.com: Meeting ID: 774 935 6550 Passcode: 000576
 Meeting and zoom info will be posted at: www.TheHOAElectionGuys.com/rainbowridge
Pursuant to CA Civil Code 5120, members are welcome to attend the physical office of PMP Management (100 Pacifica, Suite 350, Irvine, CA 92618) to witness the counting and tabulation of the votes.
 All mailed ballots should be received by us by January 21, 2024.

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 Rainbow Ridge Community Association bylaws define a quorum as “a majority” of the voting power of the association, or 157 members. This quorum requirement is lowered to 25% (78 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!**

PMP Management
Lia Dalhover
100 Pacifica, Suite 350
Irvine, CA 92618

Rainbow Ridge Community Association
c/o The HOA Election Guys - RainbowRidgeFILE
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)

Paige Greif (Wall)

Reason for running:

I would like to play an active role in the betterment of our community, as well as protect the interests of homeowners. I hope to increase transparency and participation in regards to community matters.

Bradley Joel

Reason for running:

If the poor participation with our BOD meetings is an indication of the lack of interest with the management of our community..then very few owners will be reading this. We have operated without a management company for 7+ years based on lies by both our attorney and board president. It's not uncommon our management company ignores or phone calls and emails. Additionally have failed to update our portal as promised or keep owners informed of current events. Many would consider PMP violates Civil codes that are in place to protect us homeowners. Someone needs to step up and intervene. I would accept the challenge, but only after the removal of Tom Muirhead and Michael Perry of their positions, and inspection of invoices and contracts. Collaboration welcomed BJoel12345@aol.com
I believe all my statements contained here, and my attached candidate statement to be true.

M. Liz Juarez

Reason for running:

Provide more clarity and forthrightness from the Board to members especially regarding plumbing issues, management, past special assessments Annual fee increases, insurance, Block walls, landscaping, painting, and previous lawsuits.

As a 10-year owner, I have several concerns and feel the community needs some new ideas and a review of past decisions to bring clarity to the long-standing neighborhood. Thank You. Liz

CANDIDATE STATEMENTS
(Additional statements on reverse)

Jeffrey Rosen

My wife and I have been Rainbow Ridge owners since 2001. We have raised our two children here.

I served on RR's Board of Directors from 2003-2005 as our community's treasurer, during which time I was responsible for updating our buildings' paint color patterns to their current state, and for replacing our garage doors to their current form.

If you are concerned about inflation and rising prices, and are interested in keeping more money in your pocket, then I'm your man.

If elected, I promise to look into all existing vendor contacts to see where we can save money, without jeopardizing quality, so we can reduce our monthly assessments from their current level.

I promise to do everything in my power to help increase property values, listen to your concerns with an open mind, and make Rainbow ridge a better place to live.

Thank you for your consideration.

Jeffrey Rosen

Lu Ann E. Willy

Hello, my name is Lu Ann Willy and I am one of the original owners from 1986. It is with great interest that I request once again to serve for the next consecutive term. I would like to continue to serve on the board to ensure that decisions are made that will benefit the community as a whole and that our property values continue to increase. Extending my term would allow me to better serve our community by focusing on long term projects that require a great deal and length of work. I believe a good group of board members who can communicate well and are willing to work together is key to making Rainbow Ridge a wonderful place to call home with a great sense of community. I would appreciate your consideration in casting a vote for me in the upcoming Board of Directors election and look forward to being able to continue serving our community.

CANDIDATE STATEMENTS
(Additional statements on reverse)

JOEL PELINO

Hello, my name is **JOEL PELINO** and I've been a Rainbow Ridge resident for 23 years. My running mate, **GLORIA RAZZIANO**, has been a resident for over 20 years. Together, we would like to serve on the Board of Directors to ensure that decisions are made that will benefit the community as a whole and that Rainbow Ridge will remain one of the most desired communities to live in.

The Board must consist of individuals who serve the ENTIRE community. Homeowners need to know there are people on the board who genuinely care about their issues and will work hard to resolve their problems quickly and efficiently.

For most of us, our homes are our largest investment so it is essential our community be well-maintained to protect this important asset. Being proactive with preventative maintenance, and making needed repairs promptly, help keep our community looking its best and prevent larger repair bills in the future.

If elected, some of our immediate priorities will be:

- Ensuring all phone calls and emails are answered promptly. Contacting the management company multiple times and not receiving a response is unacceptable.
- Issuing work orders immediately. Having to wait weeks for repairs to be performed, or for water leaks and roof leaks to be addressed, is outrageous.
- Treating homeowners with the respect they deserve. If a violation has occurred, sending multiple emails and letters with threatening language is offensive. After all, we're the ones who pay the bills! Most homeowners are willing to follow the rules and are simply unaware something is amiss. We will meet with any homeowner who feels they have been unjustly targeted and resolve the issue immediately.
- Monitoring our expenses closely. With the increased inflation over the past couple of years, we must be prudent in how we spend our money and ensure we receive the maximum value for every dollar spent.

This year you may cast two votes on your ballot and Gloria and I would each appreciate receiving one of your votes. We look forward to partnering with you and making Rainbow Ridge a great place to live. Thank you for your consideration!

CANDIDATE STATEMENTS
(Additional statements on reverse)

GLORIA RAZZIANO

Hello, my name is **GLORIA RAZZIANO** and I've been a Rainbow Ridge resident for 20 years. My running mate, **JOEL PELINO**, has been a resident for over 23 years. Together, we would like to serve on the Board of Directors to ensure that decisions are made that will benefit the community as a whole and that Rainbow Ridge will remain one of the most desired communities to live in.

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