

**East Hills Property Owners Association**

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

Debra Guzman
Lordon Management
1275 Center Court Drive
Covina, CA 91724

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

March 21, 2025

A Meeting of the Members will be held as follows:

Date: April 24, 2025
Time: 6:30 PM
Location: Denny's - 22611 Oak Crest Circle, Yorba Linda, CA 92887
All mailed ballots should be received by us by April 23, 2025.

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 East Hills Property Owners Association bylaws define a quorum as "50%" of the voting power of the association, or 327 members. This quorum requirement is lowered to 20% (131 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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c/o The HOA Election Guys - EastHillsFILE
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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)

Robert Aguirre

Current Board member for 10+ years.

Behrouz (Ben) Bandari

I have been a member of this association for 7 years, My background/education is in engineering and I have been a real estate broker for 20+ years , My nomination is to help other board members in every possible way, I will do my best to attend all meetings , I have been a board member before

Christopher Calano

I have been on the EH BOD for over 6 years and have been very grateful for the opportunity to serve our great neighborhood. I have been the Board Treasurer for the last several years and I am proud that we remain a fully funded HOA and we have kept our monthly assessments low. I would love to continue to serve on the Board and do everything possible to keep East Hills & BelAir neighborhoods very desirable places to live!

Michael Cryderman

No statement was provided by this candidate.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Martin Gardner

I bring nearly 15 years of experience in government, working at both the state and local levels. As a public policy expert, I have developed several public safety policies that are implemented not only in Orange County but across the state. I also served as an alternate Board Member for over five years at the Toll Road Agency.

I have a strong background in managing large government budgets, reviewing \$8 billion annually, and overseeing the awarding of service contracts. My extensive experience in the bid process, from scoring to awarding contracts, will be a valuable asset to the Board.

As a Board Member, my goals will be:

1. Increasing Public Safety: I will propose installing security cameras at the entrances of our community to capture vehicle information, such as license plates. Many neighboring HOAs have successfully implemented this system at a low cost.
2. Enhancing Security Presence: I will collaborate with the Board and management company to explore hiring a security company for random night-time drive-throughs, 1-3 times per week.
3. Promoting Community Engagement: I am committed to increasing community feedback. I will work with the Board and management company to implement quarterly surveys, both via email and mail, to ensure residents' concerns and suggestions are heard.
4. Upholding Community Standards: It's crucial that residents follow the rules and guidelines of our HOA. We all invest in making this a beautiful community, and it is vital to ensure that we maintain that beauty by adhering to our community standards.
5. Being Financially Responsible: I will ensure that dues are spent properly, reserves are being built, and that we are regularly seeking bids for service contracts to ensure fiscal responsibility.

I am dedicated to maintaining a safe, beautiful, and financially sound community. I look forward to the opportunity to serve and work together to achieve these goals.