



Willowwood Homeowners Association

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

Lordon Management
Tammy Whitacre
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. Two 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

May 27, 2026

A Special Meeting of the Members will be held as follows:

Date: June 30, 2026 (All mailed ballots must be received by us by June 29, 2026)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/willowwood)

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **Lordon Management – 1275 Center Court Drive, Covina, CA 91724**

This Special Meeting of the Members is being held to vote on the recall of the entire board of directors.

- Should the recall PASS, we will then be electing FIVE (5) members to the board of directors
- Should the recall FAIL to pass, each board member will retain their seats for their originally elected terms

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

The Willowwood Homeowners Association bylaws define a quorum as “a majority” of the voting power of the association, or 27 members. 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. For the recall to be approved, section 4.8 of the bylaws requires the majority vote of a quorum of Members.

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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Tammy Whitacre
1275 Center Court Drive
Covina, CA 91724

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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)

Jo Lynn Dorn (Cornelius)

Hi fellow homeowners, I wanted to introduce myself for those of you who don't know me.

My name is Jo Lynn Dorn (Cornelius), I live in unit #17. I have owned my unit for 32 years, I raised my son here all through his school years and beyond. I am retired and like to travel as much as I can. It is always my perspective to find the good in each person and focus on the positive. I am a team player and feel it is ok to agree to disagree, but in the end always strive for the best overall resolutions.

I look forward to being on the board as an active member to advocate for change and move forward to new beginnings. The board and I will always keep the communities best interests in all decisions moving forward. Again, thank you for this opportunity to work on your behalf as we make this community beautiful and safe.

Patricia Grajeda-O'Neil

Hi, I'm Patricia Grajeda-O'Neil, (Hola, soy Patricia). I've been a proud homeowner in the Willowwood community for over 15 years, and are currently serving as Vice President of the HOA. I love our neighborhood and want to ensure it is a great place to live. I'm excited to run for an HOA board seat to bring fresh ideas and a commitment to keeping our community strong, and our property value up.

As a professional analyst in Engineering and Architecture, I am focused on deferred maintenance, bringing our building up to safety and building code is a priority. As a former assistant to the Chief Financial Officer, I managed the university board committees which included the Finance, Audit, Investment, and the Facilities and Operations committees. I understand the importance of responsible financial management, bidding out contracts, and are committed to ensuring transparency and making sure our HOA funds are used effectively and responsibly.

If elected, I'll prioritize clear communication between the board and homeowners, so that every voice is heard. I also want to advocate for a deferred maintenance plan to continue to better our building, community and property value. I am bilingual in Spanish and want to bridge any communications gaps you may have.

I would be honored to serve on our HOA board and work toward a better future for our community. I appreciate your support and look forward to the opportunity to represent you!

Thank you, muchas gracias.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Magdalena Fajardo

Magdalena Fajardo – Candidate for Willowwood Board of Directors

My name is Magdalena Fajardo, and I have proudly served as President of Willowwood since our current board took over.

As a first-time HOA President, I understood the importance of being prepared. Because this was a new field for me, I committed to taking online classes and educating myself to better serve our community. I believe leadership means continuously learning and improving.

Professionally, I have worked at the same company for 25 years as a Team Lead. Throughout my career, I have managed different departments and worked with individuals from diverse backgrounds and perspectives. These experiences have strengthened my ability to lead, make fair and balanced decisions, and manage challenges effectively.

I am married, a proud mother of three college students, and a dog mom to three wonderful dogs. Balancing family, career, and serving Willowwood has been challenging at times, but it has also been very rewarding—especially as we begin to see positive results in our community.

Working alongside Lordon Management has helped bring structure, accountability, and professionalism to our association. I am also incredibly grateful for the strong partnership and dedication of my fellow board members: Gerardo Moreno, Joe Lynn Dorn (Cornelous), and Patricia Grajeda-O'Neil. Each brings valuable experience, knowledge, and commitment to the table. We work together as one team with a shared goal: to make Willowwood safer, more transparent, financially responsible, and stronger for all homeowners.

Transparency and safety are priorities that our community has long deserved. Our focus is to protect and increase property values, strengthen our financial foundation, and ensure Willowwood continues to improve and stay aligned with the standards of the City of Downey.

I respectfully ask not only for your support for my nomination, but also for your support of Gerardo Moreno, Joe Lynn Dorn (Cornelous), and Patricia Grajeda-O'Neil, so that together we can continue serving our community and completing the important goals we have started.

Thank you for your trust and consideration.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Jorge Montero

I am Jorge Montero, Owner of Unit 49 since 1977. I have rented my unit for the last 40 years, I am a Registered Professional Engineer and an Accredited Investor

I managed 180 engineers at Autonetics working on the Guidance and Control of the Minuteman missile and received commendations for my work from the US Dept, of Defense

I represented the US in trade conferences in Mexico and Colombia.

I was invited to visit Japan by JETRO, Japan External Trade Organization when I was President of EMAC, Export Managers Association of California, the largest association of exporters in the US.

I owned and managed a successful export company and received the 3E award for Excellence in Exporting from the US Dept. of Commerce and the Exporter of the Year award from the US Small Business Administration.

Last year I received the Veteran of the Year award.

My goal in life was to have more degrees than a thermometer but I did not succeed . Nonetheless I am formally trained in:

- Electrical Engineering
- Systems Analysis
- Management Information Systems
- Marketing
- Financial Planning.

I am currently a member of the Board of Directors of Glenbrook East HOA where I live.

I desire to serve in the Board of Directors so that I can lobby the other members to replace Lordon as the Property manager because "If a fiduciary can't manage their own finances, how can they be expected to manage the finances of their HOA clients"(Douglas Kruschen Licensed Community Asso. Manager)

Lordon owes \$15 millions and have \$1 million in assets so there is no way they can stay in business.

I solicit your vote so that I can help the homeowners to protect their finances.

I look forward to your support.

Adis Ruiz

Hello my name is Adis, I been residing here for 4 years. I'm willing to help oversee on the board projects , financially and maintenance that needs to be done for our community. our community needs a transparency communication . Lets keep Willowood a nice safe place for all.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Gerardo Moreno

Gerardo Moreno #18 (Jerry)

Proven Results. Hands-On Service. Protecting Your Wallet.

I'm running for re-election because I care about the safety and financial health of our community. In my short 5-6 months term, I didn't just attend meetings—I rolled up my sleeves to get the work done:

Saved Money: Personally identified the pool lighting electrical issues, fixing entry doors, and oversaw the boiler replacement.

Boosted Reserves: We now have more money in the bank than before.

Enhanced Safety: I've spent my own time and resources installing our new camera system to keep our families safe.

Next Goal: Negotiating the best possible deal for our roof project to ensure quality work at the lowest cost to you.

I'm not a "typical" board member; I'm your neighbor who works for you. I ask for your vote to keep our projects on track and our community secure.

Beatriz Velasquez

My name is Beatriz Velasquez, I hold a B.S. in Accounting and I am eager to contribute my skills and experience to the board. Financial health is a top priority that I will advocate for prudent budgeting and cost-effective solutions to ensure that our resources are used wisely and sustainably.

My commitment to our community will make a meaningful contribution and advocate for all residents. I will work towards creating more opportunities for community feedback and ensuring that residents are well informed about board decisions and community events. Transparency is the key, I am committed to provide regular updates so residents are always aware of what is happening in our community and working collaboratively to make Willowood a Safe and better place to call home.