



Peters Ridge Homeowners Association

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

Seti Sabzi
Community Property Management
751 East Daily Drive #300
Camarillo, CA 93010

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 11, 2026

A Meeting of the Members will be held as follows:

Date: June 17, 2026
Time: 5:30 PM
Location: The Pool Area

All mailed ballots should be received by us by June 16, 2026.

Please Note: The Inspector of Elections will be conducting the vote count over zoom and will NOT be present in person. Ballots will not be accepted at the meeting and should be received by the Inspector of Elections by June 16, 2026.

This Meeting of the Members is being held to vote on the election of THREE (3) 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 Peters Ridge Homeowners Association bylaws define a quorum as "51%" of the voting power of the association, or 61 members. This quorum requirement is lowered to 20% (24 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 - PetersRidgeFILE
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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)

Rick Damato

My family has been part of PeterRidge for over 36 years as original homeowner. In the past, I have been a member of the architectural committee.

I recently semi-retired being a Pharmacy Hospital Director for over 40 years after graduating from the University of California San Francisco. During this time, I was the director of the Transplant Team for over 10 years, and was a clinical professor at several pharmacy schools.

As a board member I would uphold the rules and regulations in a manner appropriate for the community. Transparency being a key goal for all of us.

As I retire, I see that I have much to offer our community and attend the board meetings regularly.

Michael Vartanian

The purpose of this statement is to submit my desire to be considered for the Board of Directors position for the Peters Ridge Homeowners Association. I have been on the Board of Directors since July 2025 after being nominated by the current board to fill a position by a homeowner who moved away. My wife and I have been homeowners of the community since June 2018. I feel my financial and management background makes me qualified to represent our communities' best interests. I am a CPA and have held numerous financial leadership positions with a variety of companies for over 35 years, most recently as CFO with a nonprofit health care company in Santa Barbara. I retired in April 2020. My wife and I have been associated with three previous HOA's. Two of those HOA's I was on the Board of Directors as Treasurer. One of those HOA's was a newly started HOA for a multiunit condo in Oxnard Shores and I set up all the financial records including establishing the reserve funds for future expenditures. I would like to keep our HOA costs as low as possible while maintaining our beautiful look to our neighborhood. I would appreciate your consideration for your vote in the upcoming election.

Thank you,

Michael (Mike) Vartanian

CANDIDATE STATEMENTS
(Additional statements on reverse)

Ronald L Powers

It seems like I am new but have been in the neighborhood since 2005. I have been a board member for about 5 years. President twice, treasurer maybe twice and a secretary at least once.

Myself, and the boards I have been on at Petersridge have always worked hard to run a tight ship financially, and we have done a pretty remarkable job of this, especially considering all the needed maintenance or rework from wear and tare from use and age.

Some of the major items include.

- Resurfacing of the pool and spa.
- Resurfacing of the tennis court
- Remodeling of the bathrooms
- Remodeling of the outside shower.
- Hiring a neighborhood nightly security of minimum 2 visits. Checking pool areas, greenbelt and streets.
- And much more.

With all the improvements said our reserves are in the 90% pluse range. This not only remarkable, but also adds value to your home and our neighborhood.

We have had more than a few challenges along the way but in general, I feel we've tackled them in ways that were in the benefit of the majority.

We have a good strong board. I am 100% behind the reelection of the other two returning members. They are smart and intelligent people that we are lucky to have as volunteers for this often, thankless job.

If I am elected I pledge to keep doing what I can to keep our neighborhood the beautiful, most desirable neighborhoods to live in our city.

Thank you

Elizabeth Babu

No statement was provided by this candidate.