



January 27, 2023

Attention All Members:

A Meeting of the Members will be held as follows:

Date: March 1, 2023

Time: 6:30 PM

Location: via zoom

Meeting info and zoom link will be posted at: www.TheHOAElectionGuys.com/cimarronoaks

This Meeting of the Members is being held to vote on the election of THREE (3) directors. A vote on the IRS Revenue Ruling 70-604 will also take place to address potential excess funds and reduce potential tax liabilities.

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

The Cimarron Oaks IV (Tract 11367 Homeowners Association) bylaws define a quorum as "50%" of the voting power of the association, or 70 members. This quorum requirement is lowered to "25%" (35 members) at a reconvened meeting.

Enclosed with this notice is:

1. Your Official Ballot - please return your ballot so that we can meet quorum!
2. One yellow secret ballot envelope
3. One pre-addressed white envelope (which needs to be signed!)
4. Two pages of candidate statements - there are statements on BOTH SIDES of each page

Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the yellow Secret Ballot Envelope.
DO NOT MARK THE YELLOW ENVELOPE
DO NOT MARK THE BALLOT EXCEPT TO CAST YOUR VOTE
- 3) Insert the sealed Secret Ballot (yellow) Envelope into the provided white envelope which is addressed to Cimarron Oaks IV (Tract 11367 Homeowners Association) care of the HOA Election Guys
- 4) **SIGN THE LEFT-HAND CORNER OF THE WHITE ENVELOPE!!!!**
(Your vote will not count if you do not sign the envelope)
- 5) Apply postage and mail – Mailed ballots must be received by February 28, 2023.

The envelopes are already pre-addressed with our return address (and our address is also reflected on the footer of this letter).

If quorum is not reached at this meeting, the members in attendance at the meeting can vote to reconvene the meeting to a later date. In this case, the deadline for receiving ballots will be extended as well.

If you have any questions, please do not hesitate to contact your association's Inspector of Elections, The HOA Election Guys, Inc. an independent third-party as required per CA Civil Code.

The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

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.

The HOA Election Guys, Inc
27472 Portola Parkway Suite 205-412
Foothill Ranch, CA 92610

CANDIDATE STATEMENTS

(Additional statements on reverse)

Jill Burbaty

I Jill Burbaty would like to serve on the Cimarron Oaks IV HOA to be supportive of the entire community. I workd for Bank of America in multiple fields. I assistied customers with identity theft claims by investigating the claims for resolution to verify the claims. If the claims were valid then I would have the clients credit cleared. I worked with all law enforcement, ie: (Local police departments and Sheriffs officers, state and federal Departmnet of Justice offices, D.E.A, the Treasury Department, Homeland Security and multiple District Attorneys in these investigations for resolution. I investigated executive complaints and responded to customers to obtain resolution. i believe these skill sets will enable me to work on behalf of all residents for a unified community.

Jesse A. Vasquez (Tony)

I have been a member of this community since November 2017. I have been on the HOA Board for the last 2+ years. I want to continue to make this Community mayor resident friendly. I also want help bring the CC&R's up to date. We have a lot of work to do to try to keep the costs and fees down. We also have to try to make sure that all runs are fairly enforced.

CANDIDATE STATEMENTS

(Additional statements on reverse)



Hello Cimarron Oaks IV Home Owners

My name is Daniel Nunez and I am running to be a Board Member. My vision is to create a safe and positive environment and community. This is done by creating an atmosphere of trust and a sense of comradery where every individual residing here, whether owner or tenant feel respected, valued and are treated with dignity. If elected, I will manage the association in a practical and sensible manner that treats all residents with the proper respect along in creating a tension free environment.

This past year of 2022, I participated in several community events with the current board president Tiffany Williams Parra who spearheaded the National Night Out, Community Potluck, Neighborhood Watch, and a Halloween Trunk or Treat Event in order to create a sense of community and I will continue with this approach. Also, I want to continue to create a safe environment in our community and address the issue of theft and trespassing by working closely with Ontario PD. I believe in the neighborhood watch system where the community looks out for one another. I am open to explore new ideas in making the community safer. Lastly, I believe in being a financially viable association and with my business background, I will evaluate our budget and explore different avenues on how to adjust our budget in order to try to prevent future increases to our monthly assessment fees. My goal is to explore solutions to our financial dilemma. Overall, I want to make our community a place where security is promoted but also an enjoyable place to live.

My professional background is that I have experience in property management as district supervisor that managed self-storage facilities. My position included overseeing operations and developing budgets. Currently, I am licensed clinical psychologist and an associate Christian Pastor. I am also the co-founder and CEO of non-profit mental health clinic in Orange County. I will use all my experience and knowledge to make Cimarron Oaks IV a great place to live.

I have been an owner at Cimarron Oaks IV since 2008. I live with Sonia, my inspiring and cheerful wife of 20 years and with my wonderful dog, Bowie. I enjoy spending time with my wife and dog Bowie. I also enjoy helping people overcome personal obstacles in their lives.

Sincerely,

Daniel Nunez, PsyD

CANDIDATE STATEMENTS

(Additional statements on reverse)

Tiffany Williams-Parra

Greetings Cimarron Oaks IV Homeowners Association Members,

My name is Tiffany Williams-Parra and I'm excited to announce my candidacy for a position on the Cimarron Oaks IV HOA Board of Directors. This last year was a bit of a challenge navigating through some old thought processes but all in all we have grown closer as a community. I want to continue to incorporate new ideas in revolutionizing our community and I want to make sure that all residents voices are heard. I want every resident here to feel comfortable to express their opinions for the purpose in building and creating a healthy, positive environment that feels like home. I have proven to be a team player, and I am looking forward to working harmoniously with other strong team players to continue to make significant differences in our community. We have made some strides to connect better with our management team in an effort to continuously make Cimarron Oaks IV HOA a great place to live in.

For those of you who don't know me, I have lived in the Cimarron Oaks HOA for almost 10 years and have thoroughly enjoyed my time here except when we've had an abundance of petty HOA violation letters and parking issues which are starting to get better since I've served on the board. I have a loving spouse, who I have been married to for 4 years, a wonderful son and beautiful stepdaughter. In my spare time, I write books that inspire women to tap into their greatness and I volunteer at Just Us 4 Youth in Pomona and the West End Animal Shelter.

Cimarron Oaks IV HOA board members must know how to plan and understand the budget, manage the association's finances, deal with disputes, discuss and carry out ideas, and listen to the membership. We as a community have been missing the mark on this and need to make necessary changes if we are to make any type of headway in assisting with growing our finances and bonding as a community, we need to make sure to vote wisely or we will continue to see more of what we don't want.

I believe my background in Human Resources and Payroll as well as my 11 years of working for as the right hand of the CEO at the GDR Group and Robert R Redwitz & Co. make me an excellent candidate for the job. I have an established relationship with OPD and our local government and will continue to work with the elected members of the board to do what we can to help keep our community safe. I currently serve on the Cimarron Oaks IV HOA Board as President for the last year. Even though there has been some resistance since I've stepped into this position, I have made some great strides in bringing the community together. There's been some positive changes in the management of the community, and I will continue to work diligently to make this community feel like home to our residents instead of as some have said, "a prison". Through much research and relationship building with our management company in the last year, I know what this job entails and believe I have developed the necessary experience to continue to do it well. I am also very enthusiastic and give my all to every job that I am given. I am ALL about community involvement and will continue to develop ways for us to thrive here at the Cimarron Oaks IV HOA Community.

CANDIDATE STATEMENTS

(Additional statements on reverse)

These are my goals for the community:

1. Continue to work with OPD and our local government to add additional resources to help keep the community safe. (Looking to plan another National Night Out)
2. Develop better options for growing our financials and making them work for us. (CD's are not the answer)
3. Continue to organize community events to help residents get to know each other. (When you know your neighbor.... you protect your neighbor.)
4. Continue to build our community committees to help keep more eyes on our community. Currently we have developed a Safety committee and a Welcome committee
5. Working closely with our new property manager to make sure any pressing structural issues are addressed in a timely manner.

If you like me and believe in my goals, please vote for me in the next Cimarron Oaks HOA Board of Directors election! Thank you!

Regards,

Tiffany L Williams-Parra

Tiffwill1975@gmail.com

December 4, 2022