



**Kellogg Terrace Condominium 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

*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.*

Stephanie Fitivale  
Professional Community Management  
1285 Corona Pointe Ct, Suite 101  
Corona, CA 92879

February 13, 2026

A Meeting of the Members will be held as follows:

Date: March 19, 2026 (All mailed ballots must be received by us by March 18, 2026)  
 Time: 6:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/kellogg](http://www.TheHOAElectionGuys.com/kellogg))

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: **The HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

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 Kellogg Terrace Condominium Association bylaws define a quorum as “one-third (1/3)” of the voting power of the association, or 75 members. This quorum requirement is lowered to 20% (45 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](mailto: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!**

Stephanie Fitivale  
Professional Community Management  
1285 Corona Pointe Ct, Suite 101  
Corona, CA 92879

**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!)

**Kellogg Terrace Condominium Association**  
c/o The HOA Election Guys - KelloggTerraceFILE  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Sarah Cruz**

Hello! My name is Sarah Cruz, and I've been part of the Kellogg Terrace community for two years and became a first-time homeowner when I bought my condo here. Last summer, I stepped in to serve on the HOA Board after a member resigned, and it's been a great experience being involved in decisions that help keep our community running smoothly.

Professionally, I lead a large team and manage complex projects, budgets, and vendor relationships. Before that, I worked in construction and facilities management, so I'm comfortable with the kinds of challenges that come with maintaining and improving a property like ours.

My vision for Kellogg Terrace is simple: keep what makes our community great and improve where we can. I believe in being smart and careful with our dollars and dues, and I'd love to see us communicate better with residents so everyone feels informed and included. As a parent of a four-year-old, I also want to make sure families like mine have a voice in shaping our neighborhood.

If elected, I'll continue showing up, listening, and working to make Kellogg Terrace a place we're all proud to call home. Thanks for considering me!

**Michelle DeSantis**

Hello,

My name is Michelle DeSantis. I am currently Secretary for the HOA of Kellogg Terrace and have served on the board since 2019.

This community has come a long way in the past several years and is a great place to live and raise a family. I would be honored to continue serving the residents and homeowners of this community.

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Cheri Durthaler**

I purchased my place in 2000, and have lived in my unit all the time since then. I began attending Board meetings after I was here about 5 years or so. When the siding and wood repairs began to lag, I became concerned and wanted to know how things got done around here, so my attendance became more regular. I didn't fully understand the budget, but I have worked in the Architecture and Engineering industry since I graduated from High School in 1972. I have worked in Architecture, Mechanical, Structural, Civil and Electrical but made my decision to settle into Electrical Engineering only for the last 41 years. My office, which was 3 miles away, did mostly commercial and some industrial (utility projects) so my understanding of Electrical Engineering plus in those areas (same as our complex category would be) is much more than the average person. I saw I could contribute to our HOA and became more seriously involved for the 6 or so years before Mark joined, and I finally joined withing a few weeks of when Mark did as the siding project needed some serious understanding and decisions to be made.

We and a few others became the new board at that time and we got the siding project started, Mark handled much of the financial and I understood and handled much of the Architectural in helping the community to learn and accept what we seriously needed to do quickly around here. These buildings were seriously falling apart at a quickly growing rate, costing us nearly 150 thousand dollars a year just to maintain in wood repairs. We worked together and got the project started. It was a major undertaking and was originally going to cost around 4 million dollars, but as we got going, we saw the balcony damage was really bad, and it came to cost another 2 million in wood repairs. Together we worked to do the max we could afford, using nearly all of our reserves for the first 2 million, then financing the rest.

Half way thru, the laws were passed which made balcony repairs a requirement, no longer optional. Not doing them seriously restricts our FHA standings, which in turn determines whether our places can be financed by new buyers. Being FHA qualified determines our ability to sell our units. So the wood repairs became a primary necessity. I learned recently that many complexes in California cannot qualify for FHA financing anymore because the wood repairs have not been done, and the cost is out of their ability to pay. Staying on top of them, and keeping our reserves up, has kept our units qualifying for financing. This helps all of you. The current repairs are things we hadn't done completely as there were no strict standards when we did that portion of the complex. So informing you all and getting these done is imperative.

These things have become our major goals, along with the regular expenses on maintenance to keep our complex up to par, affordable, and able to be financed. It has been a big challenge and I would like to continue serving on the board as I have since then.

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**David Kreiner**

1. Member for almost 6 years

2 and 7. Currently NOT on the board.

I was a condo board member at the Preserve in Chino CA for over 9 years. I was responsible for maintaining property values and keeping all expenses in line and getting rid of unneeded spending.

3. I was a business owner and CEO for over 18 years

4 and 5. keeping the quality of our beautiful neighborhood and helping all owners increase their property values with a quality product and neighborhood.

6. In person and some zoom meetings.

7. yes, I was a condo board member at the Preserve in Chino CA for over 9 years. I was responsible for maintaining property values and keeping all expenses in line and getting rid of unneeded spending. Making sure we were compliant with all city and state mandates.

**Rosa Vega**

Hello,

My name is Rosa Vega and I am seeking re-election for the Kellogg Terrace Board.

I joined the KT Board sometime after covid because I wanted to be more involved in what happens to our home and community. My time on the Board has been a great learning experience.

All decisions made affect my family as well, therefore, I wish to continue in this role. Many of you know me and know that I strive to provide better communication to our residents. I believe communication, your thoughts, and input are the key to improving our community.

Our community has undergone many improvements, and although there have been challenging issues, you have my commitment to engage in fair, thoughtful, and respectful decisions on all matters for the benefit of Kellogg Terrace.

My husband, 11 yr old son and I have lived here since 2016 and we LOVE our Kellogg Terrace community! We have made many friends and all agree it's a wonderful place to live. My goal is to work together to make KT an even greater place for my family and yours!

Please take the time to give me your vote!

Thank you!

Rosa

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Mark Tacconelli**

Dear Members of the Kellogg Terrace Community,

I am grateful for the opportunity to submit my name for an eighth term on the Board of Directors. I have been part of Kellogg Terrace for twenty five years, and this community remains a very important part of my life. My goal is simple and steady. I want to continue serving with transparency, fiscal responsibility, and a commitment to improving the quality of life for every resident.

I bring a background in accounting and finance from California Polytechnic in San Luis Obispo, along with an MBA from UC Irvine. My career spans business consulting, ownership of several businesses, and leadership roles in corporate environments. I also hold a real estate broker license which gives me a strong understanding of property values and long term maintenance planning. Today I am the CEO and founder of a software company in the digital forensics field, where I lead technical teams and guide strategic decisions. These experiences support my ability to make careful and informed choices on behalf of the Association.

I have been honored to serve on the Board for the past eight years. During this time I have worked with fellow board members to modernize and improve our community. This includes the new front wall project, landscaping upgrades, signage improvements, road work, and the placement of speed humps to improve safety. While we have made meaningful progress, there is more to do to bring Kellogg Terrace back to the level of care and beauty it deserves.

My vision remains steady. I want Kellogg Terrace to be a well managed, fiscally responsible, and attractive community that protects and strengthens our property values. I also want residents to feel informed and supported, with open communication from their Board.

I attend meetings regularly and take this responsibility seriously. I remain committed to guiding our community with prudence and fairness. My connection to Kellogg Terrace is personal. This was my first home and the place where my wife and I began our life together. I want future families to feel the same sense of pride and belonging.

With your support, I hope to continue this work through 2026 and beyond. Thank you for your consideration and for the trust you have placed in me over the years. I look forward to serving you and our community.

Sincerely  
Mark Tacconelli