



**Summit at Orchard Hills
Community 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. One 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.

PCM - Melissa Sanchez
27051 Towne Centre Drive, Suite 200
Foothill Ranch, CA 92610

April 22, 2026

A Meeting of the Members will be held as follows:

Date: May 26, 2026 (All mailed ballots must be received by us by May 25, 2026)
Time: 3:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/summit)

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 First Annual Meeting of the Members is being held to vote on the election of ONE (1) director. 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 Summit at Orchard Hills Community Association bylaws define a quorum as “25%” of the voting power of the association, or 5 members. This quorum requirement is lowered to 20% (4 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!**

PCM - Melissa Sanchez
27051 Towne Centre Drive, Suite 200
Foothill Ranch, CA 92610

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c/o The HOA Election Guys - SummitOHFILE
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Foothill Ranch, CA 92610

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!)

My name is Dwight Rim, and I am proud to call the Crestview development of The Summit my home. My family was the third to move into this community, and my love for it has only grown since the day we arrived.

Prior to living here, my wife Arlene and I spent 24 years in Northpark before making The Summit our home. We have been married for 27 years and have four children together. In my free time, I enjoy playing golf, walking the community trails with Arlene and our dog, and staying active at the gym.

I am retired after a fulfilling 30-year career in health insurance, where I specialized in selling coverage to large employer groups. I had the privilege of working with some of the most respected names in the industry, including PacifiCare, United Healthcare, and Kaiser Permanente. That career taught me the value of integrity, accountability, and making sound decisions that serve the people depending on you — qualities I will bring directly to this board.

My vision for this community is simple: keep it beautiful, well-managed, and financially sound. I believe strongly in upholding the rules of our association to maintain the quality and character of the neighborhood we all love. I am committed to being a responsible steward of our association dues by avoiding unnecessary spending and ensuring that all contracts are put out to bid before renewal. I also believe in holding our vendors accountable to their agreements and making sure quality work is consistently delivered.

Looking ahead, I will prioritize long-term planning and responsible reserve fund management so that our community is financially prepared for major future needs — and so that residents are never caught off guard by unexpected special assessments.

I believe in transparency and open communication. Residents deserve to know what is happening with the decisions that affect their homes, and I am committed to keeping our community informed every step of the way. I am also approachable — if you have a concern, I want to hear it, and I will follow up.

When disputes arise, I will listen to all sides fairly and work toward solutions that serve the broader community. My decisions will always be grounded in facts, fairness, and our governing documents — not personal preferences or politics.

This is a wonderful community, and I look forward to helping keep it that way for every family who is proud to call The Summit home.