



Tract 3141 Homeowners Association, Inc.

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

Graelin Myers
Community Property Management
751 East Daily Drive Suite 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 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.

February 9, 2026

A Meeting of the Members will be held as follows:

Date: March 17, 2026 (All mailed ballots must be received by us by March 16, 2026)
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/tract3141)

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: **Community Property Management – 751 East Daily Drive, Suite 300, Camarillo, CA 93010**

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 Tract 3141 Homeowners Association, Inc. bylaws define a quorum as “51%” of the voting power of the association, or 105 members. This quorum requirement is lowered to 20% (41 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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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

Don Cribari

TRACT 3141 HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS CANDIDATE STATEMENT DON CRIBARI

- OBJECTIVE IS TO ASSURE HOA IS PROPERLY GOVERNED**
 - SOUND FISCAL JUDGMENT
 - KNOWLEDGE OF PROPERTY MANAGEMENT
 - EXPERIENCE IN FINANCIAL MANAGEMENT
- GOALS FOR COMMUNITY**
 - ENHANCE PROPERTY VALUES
 - PROTECT HOA MEMBERSHIP FROM FINANCIAL LIABILITY
 - PRESERVE ARCHITECTURAL AESTHETICS
- QUALIFICATIONS**
 - TOWNHOME OWNER SINCE 1987
 - SERVED ON BOARD OF DIRECTORS OVER 20 YEARS
 - SERVED AS HOA VICE PRESIDENT & TREASURER OVER 20 YEARS
 - INDUSTRIAL/COMMERCIAL REAL ESTATE BROKER
 - EXTENSIVE BACKGROUND IN BUSINESS ADMINISTRATION
 - SPECIALIZED EXPERIENCE IN FINANCIAL MANAGEMENT
 - NEGOTIATED MULTI-MILLION DOLLAR CONTRACTS
 - EXPERIENCE IN MANAGING INCOME PROPERTIES
 - BACHELOR OF SCIENCE IN BUSINESS ADMINISTRATION
 - MASTER OF SCIENCE IN FINANCIAL MANAGEMENT

Rita Eichstadt

I have been an HOA board member since 2022 and have been a homeowner who has lived in this community since 1994. I am a tax manager employed at a local tax firm and my family and I care very much about this community.

Lynn Kaplan

No candidate statement was provided by this candidate.