



Shadow Creek Residents 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 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.

HMC - Tony Khani
PO Box 767
Danville, CA 94526

March 23, 2026

A Meeting of the Members will be held as follows:

Date: April 28, 2026
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/shadowcreek)

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: **Cabana 1 – 3587 Shadow Creek Dr, Danville**

Please Note: *The Inspector of Elections will be conducting the vote count over zoom and will NOT be present at the Cabana 1. Thus, ballots will not be accepted at the meeting and should be received by us by April 27, 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 Shadow Creek Residents Association bylaws state in any election of directors, the number of valid ballots received shall constitute a quorum (Bylaws Section 4.6.1).

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!**

HMC - Tony Khani
PO Box 767
Danville, CA 94526

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!)

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CANDIDATE STATEMENTS
(Additional statements on reverse)

Dhwanil Damania

I am running for the HOA Board to support transparency, responsible financial management, and stable HOA dues.

My focus will be on clear communication, careful review of expenses and contracts, and ensuring decisions follow our governing documents and serve the entire community. With better planning and accountability, I believe we can maintain current dues while meeting our shared needs.

I am committed to working collaboratively and acting in the best interest of all homeowners.

Ravi Kumra

My family and I have been residents of Shadow Creek for 33 years. Good communications, transparency, financial and technical expertise are essential to fulfill the fiduciary responsibilities by Board members. I am proficient in these.

I have three Graduate degrees in Engineering and Finance and am a licensed Professional Engineer in the State of California. In my current role as Treasurer, I assist in providing guidance on accounting controls to ensure that funds are allocated appropriately consistent with proper accounting standards. I also participate in recommendations for maximizing returns on investment of funds.

My goal is to make Shadow Creek the best possible community in Danville. Some of my current priority items, include the following:

- Lead a volunteer professional engineering work group. This group will be tasked with assisting the Board fulfill its obligations of oversight of engineering projects in Shadow Creek. This is necessary to contain costs and add quality control to our construction projects.
- Set up a volunteer safety task force. This group will assist the Board in establishing priorities related to safety related issues like proper traffic controls, lighting of common areas and setting up a neighborhood watch program.
- Set up a volunteer emergency working group. That group, composed of residents of Shadow Creek, will coordinate community efforts in emergency situations in our development.

I would be honored to represent you on the Board. I ask for your vote.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Steven Montevago

I am seeking a 3rd term on the Board, currently I serve as Secretary. I retired as a Battalion Chief in the Fire Department after 33 years of service with an extensive background and knowledge in proactive measures to prevent fire damage to homes and property. Shortly after retirement, I went to work seasonal for F.E.M.A as a coordinator for disaster relief in critical situations including fire, flood and earthquakes.

In my time in office, we succeeded in maintaining low HOA dues while keeping up on property values in the area by improvements to the cabanas including, painting, rebuilding of overhangs, installing security cameras and distribution of pool fobs. Accomplishments also include replacement of fences, and other common areas adding to the community's value. For the past 3 years, I organized the Annual Pool Party for the Residents of Shadow Creek and would like to continue for 2026. Currently, I am working with Board members electronically archiving the past HOA files.

I would like to continue to work in keeping our community beautiful while keeping our HOA dues low and property values high. In addition, I would strive to improve communications between the Residents and Management company.

Thank you for your consideration for the board and will continue to serve you the residents the next two years.

Steven Peavler

As a resident of Shadow Creek for 14 years, my wife and I have raised two children who are both currently students at Monte Vista. My professional background is in accounting as a practicing CPA for over 25 years, over 20 year here in Danville/San Ramon, primarily working with small businesses. Having recently retired, I wish to use my time and skills to help improve the integrity and transparency of our Association's finances. Recent circumstances have caused many community members, myself included, to become more involved with how our neighborhood is run. If elected, I would seek to continue this community involvement in a positive manner so Shadow Creek can thrive for current and future generations.

Thomas Kerrins

No statement was provided by this candidate.