



**Citrus Glen at Pitzer Ranch
Homeowners Association**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Wheeler Steffen Property Management - Drew Johnson
1420 N. Claremont Blvd., Suite #205-D
Claremont, CA 91711

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

June 24, 2026

A Special Meeting of the Members will be held as follows:

Date: July 28, 2026 (All mailed ballots must be received by us by July 27, 2026)
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/citrusglen)
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 Clubhouse**

This Special Meeting of the Members is being held to vote on the recall of the entire Board of Directors.

- Should the recall PASS, we will then be electing FIVE (5) members to the board of directors
- Should the recall FAIL to pass, we will still be electing THREE (3) members to the Board of Directors per your scheduled annual election: two (2) to serve full two-year terms (expiring 2028) and one (1) to serve the remainder of a term expiring in 2027

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

The Citrus Glen at Pitzer Ranch Homeowners Association bylaws define a quorum as "a majority" of the voting power of the association, or 26 members. 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. For the recall to be approved, California Corp Code § 5222 requires the majority vote of a quorum of Members.

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!**

Wheeler Steffen Property Management - Drew Johnson
1420 N. Claremont Blvd., Suite #205-D
Claremont, CA 91711

**Citrus Glen at Pitzer Ranch
Homeowners Association**
c/o The HOA Election Guys - CitrusGlenPRFILE
27472 Portola Pkwy #205-412
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!)

CANDIDATE STATEMENTS
(Additional statements on reverse)

Shabbir Ahmed

I have been a resident of this beautiful community since 2015. I have volunteered to be part of the HOA Board for past few years and tried in earnest to make a positive difference in our community, but there is still much to be accomplished. My time volunteering for the HOA Board is an investment in my family and our community. Anything that affects us as residents, neighbors and friends of this community affects us all and vice versa. I have been working for our great State of California for past 28 years and have been on many Statewide Boards including Statewide President of Professional Engineers in California Government, served on the Board of Directors and chaired many Committees over time. I would like to stay involved and continue providing my services and personal time for the betterment of our community by keeping it pristine, safe, friendly and fun place to call home.

Jennifer Deal

I'm Jennifer, and I'm running for a spot on the HOA board.

I really care about our community and want to be someone who listens, communicates openly, and helps make thoughtful, fair decisions. I know how important it is that everyone feels heard—not just a few voices—and that things are handled in a clear and reasonable way.

I'm organized, detail-oriented, and I follow through on what I commit to. I also want to be approachable—someone you feel comfortable reaching out to with questions or concerns.

At the end of the day, I just want to help keep our neighborhood a place we're all proud to live in.

I'd really appreciate your vote—thank you!

CANDIDATE STATEMENTS
(Additional statements on reverse)

Lilian Araiza Saita

I have been a member of this association for 9 years and served on the board previously. My background is as an investigator for the California Department of Public Health where I enforced both State and Federal laws and provided guidance on implementation of Hazard Analysis And Critical Control Point Plans.

I have volunteered my time to serve at disaster response centers, mentored other state workers, served our military men and women at the USO and currently volunteer at the San Bernardino County museum.

I'm hoping to serve on the board and ensure that construction defect repairs continue to move forward so that we can maintain our property values.

Maria Brandt

I am submitting my name for consideration as a member of the HOA Board because I care deeply about our community and want to help make it an even better place to live. My goal is simple: ensure our neighborhood is well-maintained, visually appealing, and that we protect and enhance the value of our homes.

As a civil engineer and project manager, I bring professional experience that is directly relevant to many of the challenges our community faces. I have a strong understanding of construction, infrastructure, and project execution, and I am well-equipped to help guide efforts to address and resolve construction defects. My background allows me to evaluate issues objectively, communicate effectively with contractors and developers, and help ensure that repairs are completed properly and efficiently.

If elected, I will focus on:

- Ensuring needed repairs and maintenance are identified and completed in a timely manner
- Improving the overall appearance and upkeep of the community
- Protecting and enhancing property values for all homeowners
- Promoting transparency in board decisions and communication
- Treating all residents fairly, respectfully, and equally

I believe an HOA should serve the entire community with integrity, accountability, and open communication. I am committed to listening to homeowners, working collaboratively with fellow board members, and making thoughtful, practical decisions that benefit everyone.

I would be honored to serve and contribute my professional experience and commitment to help move our community forward.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Jamie Bumia

Hello neighbors,

My name is Jamie Bumia, and I'm excited for the opportunity to serve our community on the Citrus Glen at Pitzer Ranch HOA Board.

I have been a resident since 2018 and have developed a strong appreciation for our neighborhood and the importance of engaged, thoughtful leadership in maintaining a great place to live.

Professionally, I have over 20 years of experience in local government, including serving the City of Claremont in the Human Services Department. In my current role as Director of Community Services, I am responsible for making fiscally sound decisions and managing large scale projects that impact the community. This experience has strengthened my skills in organization, communication, and problem solving, skills I would bring to the HOA to support efficient and transparent operations.

My vision for the Association is a well-managed, financially responsible, and welcoming community where residents feel informed, heard, and proud to live. I value clear communication, thoughtful decision-making, and balancing immediate needs with long term planning.

As a board member, I hope to help maintain property values, ensure responsible budgeting, and foster community connection. I am especially interested in improving communication, enhancing security measures such as cameras, and supporting events that bring neighbors together.

I remain actively engaged in community matters and am committed to being accessible and responsive to homeowners.

Thank you for your consideration. I would be honored to serve.

Sincerely,
Jamie Bumia

Thomas Masterson

I am currently serving on the board for the past year to help push forward the building repairs work. I have worked in the construction industry as an architect, construction manager and real estate development my whole career and am now semi-retired. I will also continue to push for more reasonable guest parking rules to support the needs of the owners. A vote for me will help get the construction repairs moving forward and support for better parking.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Lily Nhan

- 1) 11 years
- 2) not
- 3) attorney
- 4) order and fairness and inclusive community
- 5) I want some cohesive community where every resident feels heard and can trust the board. Current board members are focusing on the wrong thing rather than how to improve the community.
- 6) I've attended 3-4 meetings
- 7) no

Zain Raza

Dear HOA Member

I am interested in joining the board to implement the following initiatives:

1. Reduce and keep monthly dues same or less and ensure member agreement on future increases
2. Enhance board accountability and transparency by ensuring all members have a voice in decision-making and are informed of board actions.

Thank you for your consideration.