



Cimarron Oaks VI Homeowners 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.

Francesca Sanchez
Lordon Management
1275 Center Court Drive
Covina, CA 91724

April 23, 2026

A Meeting of the Members will be held as follows:

Date: May 27, 2026 (All mailed ballots must be received by us by May 26, 2026)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/cimarronoaks)

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: **Lordon Management – 1275 Center Court Drive, Covina, CA 91724**

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 Cimarron Oaks VI Homeowners Association bylaws define a quorum as “the majority” of the voting power of the association, or 63 members. This quorum requirement is lowered to 20% (25 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!**

Francesca Sanchez
Lordon Management
1275 Center Court Drive
Covina, CA 91724

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!)

Cimarron Oaks VI Homeowners Association
c/o The HOA Election Guys - CimarronOaksVIFILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

CANDIDATE STATEMENTS
(Additional statements on reverse)

Renee Acosta

No statement was provided by this candidate.

Theodore Burnett

HELLO, MY NAME IS TED BURNETT AND I HAVE BEEN YOUR ELECTED BOARD MEMBER FOR A COUPLE OF TERMS NOW AND I THANK YOU FOR LETTING ME REPRESENT YOU. I WILL BE HONEST WITH YOU, IT HASNT BEEN EASY BUT WE HAVE FIXED ROOFS, INCREASED OUR FINANCIAL STABILITY AND HELPED UPGRADE AND BUILT EQUITY IN YOUR HOMES. THIS WAS CHALLENGING SINCE THE CITY OF ONTARIO CONTINUES TO RAISE THE CHARGES ON OUR WATER, TRASH AND SEWAGE (15 PERCENT OR MORE OVER THE LAST COUPLE YEARS), THESE INCREASES HAVE BEEN PASSED DOWN TO US IN OUR FEES. WE AS RESIDENTS, NEED TO STAY VIGILANT IN MAKING SURE OUR HOA IS HEARING OUR VOICES AND TAKING CARE OF OUR HOMES, WHICH ARE OUR NEST EGGS FOR OUR RETIREMENTS. I WILL CONTINUE TO BE YOUR VOICE ON THE BOARD. THANKS FOR YOUR VOTE IN ADVANCE!

CANDIDATE STATEMENTS
(Additional statements on reverse)

Christina Fulkerson

Dear Neighbors,

My name is Christina, and I'm running for a position on our HOA Board not only as a volunteer, but as a homeowner who is truly invested in this community. I live here, I love my home, and I want to protect it—just as I want to protect the value and future of every home in our complex.

For many years, our community struggled with poor management, deferred maintenance, and a lack of long-term planning. Those issues didn't happen overnight, and they won't be fixed overnight—but I'm encouraged by the progress being made today. The current board has taken meaningful steps to stabilize the community, improve transparency, and begin addressing long-standing problems, and I would like to join and support those efforts.

If elected, my goal is simple: to help repair what has been neglected, safeguard property values, and ensure decisions are made responsibly, openly, and with the best interests of homeowners in mind. I believe in accountability, clear communication, and proactive planning so our community continues to improve and does not repeat the mistakes of the past.

This is my home too. I want what's best for it, and I'm committed to doing the work necessary to help our community move forward—together.

Thank you for your consideration and your vote.

Sincerely,
Christina Fulkerson

Ren Zhang

I'm new to this association. But I'm very familiar with the format of HOAs. I'm a licensed engineer. And like to provide the homeowner with the better service with the affordable HOA fees if I get elected.

CANDIDATE STATEMENTS

(Additional statements on reverse)

To: Cimmaron Oaks VI Homeowners Association c/o
The HOA Election Guys, Inc.

From: Pamela Bennett

Re: 2026 Cimmaron Oaks Board Nomination Statement re Candidate for
Board of Directors'

Date: February 23, 2026

Thank you for considering me for a position on the Cimarron Oaks IV Homeowners Association board. For the last five years, it has been my pleasure to serve. Attending regularly scheduled meetings, responsible for the bill pay portal, attend hearings and now, I would appreciate your vote.

2025, has been a challenging year for many of us and I know together we can continue to build our community.

I continue building my board experience while on the State Bar of California's Legal Specialization Committee (2023 - Present). There we collectively and routinely make very difficult decisions to not approve an application(s) requesting a specialty field that would bring further harm to potential clients, among having other policy decisions to make. As well as help oversee the management of over \$50 million in funding to support grantees serving Northern and Southern California's underserved communities. My work included finalizing policy on the Rules Committee and determining grantee eligibility on the Eligibility and Budget Committee.

Experiences:

Adult Literacy Teacher

Peer Study Group leader

Board Leadership graduate

(MCLE) Managing Continuing Legal Education

The goal of the State Bar has always been to advance access to justice and protect the public. I intend to bring that expertise to this team as a volunteer board member. Again, thank you and I look forward to my next term as your volunteer Board Member and remain excited about this opportunity.

Respectfully,



Pamela Bennett

CANDIDATE STATEMENTS
(Additional statements on reverse)

Committed to Transparency, Responsible Leadership, and Protecting Our Community's Value

Candidate for HOA Board

Hello neighbors,

Like many of you, my home in this community represents more than just a place to live—it is one of my most important investments and a place where my family and neighbors should feel proud to live. That is why serving on our HOA Board this past year has meant so much to me.

Over the last year, I have worked to approach every decision with a simple goal in mind: protecting the long-term value, appearance, and stability of our neighborhood while making sure homeowners feel heard and informed. Through this experience, I've gained a deeper understanding of the day-to-day responsibilities of the association, including budgeting, maintenance planning, and addressing the concerns that matter most to residents.

I believe HOA leadership works best when it is transparent, approachable, and focused on practical solutions. Homeowners deserve clear communication, responsible financial oversight, and fair, consistent enforcement of community standards that protect our shared investment.

If reelected, I will continue working to support:

- Responsible financial management and planning for the future of our community
- Maintaining and improving the appearance of our neighborhood so we continue to take pride in where we live
- Open communication with homeowners so residents stay informed and feel comfortable sharing concerns or ideas
- Fair and reasonable enforcement of community guidelines
- Proactive planning and long-term improvements that strengthen our property values

Serving on the board has reinforced my belief that strong communities are built when leaders listen to residents, communicate openly, and make thoughtful decisions that benefit everyone.

I care deeply about our neighborhood and the people who live here, and I remain committed to helping ensure our community continues to thrive.

I would truly appreciate your support and the opportunity to continue serving our community and our homeowners.

Thank you,

Shariah Parnell