



Peartree San Dimas Condominium Association

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

Delana Lopez
Lordon Management
1275 Center Court
Covina, CA 91724

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.

September 1, 2026

A Meeting of the Members will be held as follows:

Date: October 8, 2026 (All mailed ballots must be received by us by October 7, 2026)
Time: 6:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/peartree)

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 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 Peartree San Dimas Condominium Association bylaws define a quorum as “a majority” of the voting power of the association, or 45 members. This quorum requirement is lowered to 20% (18 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
(Additional statements on reverse)

Chris Cardoza

I have been on the Board for over 1 year. I am trying to make this community better after all the neglect over the last several years by the previous Board

Ronald Deitch

I have been a member of the Association for 26 years, I am a currently serving board member (member at large) I have served for 23 years on and off as board president and member at large. My background is retired senior supervisor in the military, engineering maintenance education and 6 years as a maintenance facilities manager at a multi national production company. I have worked to see that our monthly assessments do not increase unless absolutely necessary and our property values do increase according to market guidelines. I have only missed 3 board meetings due to sickness and travel in 23 years

Silvia Llamas

I've lived in our community for about 7 years now. I've attending community meetings, noticed a high amount of turnover in board members, very little work being done throughout our community, I've volunteered several hours to get improvements done, and then decided to be part of the board. I have now been part of the board for about two and a half years. I come with a background of over 25 years in accounting, administration, budgeting, securing competitive bids, contract processing, purchasing, RFP's, and formal procurement processes. I am committed to maintaining and enhancing the value of our community. With a strong dedication to our neighbors well-being, I have already invested several hours of my time to support initiatives that benefit us all. Additionally, I have been able to cut cost on vendors and negotiated contracts to help manage our community's budget effectively. My goal is to work collaboratively with fellow residents and the HOA board to ensure our community can be desirable, welcoming, safe, and an attractive place to live in. I look forward to the opportunity to contribute my time and effort to serve in our communities best interests.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Diana Martinez

I've called this community home for 26 years, and I've spent much of that time working to make it a better place to live, including 8 years serving on the Board, most recently as Secretary for the past 17 months. During my time in this role, I've focused on practical, cost-conscious improvements; updating our landscape lighting to save the community money, identifying and fixing trip hazards to keep neighbors safe, helping onboard our new management company, and working directly with contractors to get issues resolved efficiently.

If re-elected, my priority is tackling the deferred maintenance that's affected our community for too long, from balconies, roof repairs and dry rot to finally completing the building painting project that has been on hold for over a decade. These aren't small fixes; they're long-term investments in protecting our community values and the place we call home. I believe in transparent, responsive leadership, rolling up my sleeves to work alongside management and contractors to get things done.

I'd be honored to continue serving this community and would appreciate your vote.

Sharyn Jung

No statement was provided by this candidate.

Tyler Zimmerman

Tyler Zimmerman has owned and lived in his condo for 8 years. He is a member of Mensa, an Eagle Scout, has a doctorate in chemistry, and has a master's degree in music. He has served in leadership positions in the American Guild of Organists. His vision for the Association is a thorough, yet efficient, determination of the best financial path forward, while balancing all the factors involved.