



The Prado at Eastvale Community Association

May 17, 2023

Tiffany Petty
Seabreeze Management
391 North Main Street Suite. #203
Corona, CA 92879

A Meeting of the Members will be held as follows:

Date: July 5, 2023 (All mailed ballots should be received by us by July 4, 2023)
Time: 6:00 PM
Location: The meeting will be held via zoom
The pool area will be available for members to attend the zoom meeting.
Meeting and zoom info will be posted at: www.TheHOAElectionGuys.com/prado

This Meeting of the Members is being held to vote on the election of TWO (2) 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 Prado at Eastvale Community Association bylaws define a quorum as "51%" of the voting power of the association, or 124 members. This quorum requirement is lowered to 25% (61 members) at a reconvened meeting. If quorum is not reached at this meeting, the members in attendance at the meeting may vote to reconvene the meeting to a later date (this is done via a voice vote of the members present at the meeting). In this case, the deadline for receiving ballots will be extended as well.

In addition to this notice, this package contains the following:

1. One Official Ballot - please return your ballot so that we can meet quorum!
2. One double window envelope
3. One smaller Secret Ballot envelope
4. One double-sided page of candidate statements

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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The Prado at Eastvale Community Association
c/o The HOA Election Guys - ThePradoFILE(243+2)
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)

Andrea Burgess (Incumbent)

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

I'd like to serve to ensure the sustainability and safety of our great community.

WHAT IS YOUR BACKGROUND?

I have 15 years of leadership and project management experience. I am currently a Revenue Director for a tech company, where I am responsible for strategy and long-term success of \$30M in revenue for the business and have a Masters in Business Administration.

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

My vision for this community is a safe, beautiful and respectful place for individuals and families to live, where we grow our property value. I would like to accomplish more measures around safety, help drive implementation on maintenance efforts proposed and help activate more community participation.

Katie Eddy

No statement was provided by this candidate.

Nasr Gergis

As a resident of "Prado at Eastvale", I have a vested interest in the continued success and prosperity of our community. Our community is positioned to be a coveted and outstanding representation of Eastvale and the Inland Empire with continued leadership and dedicated service.

I would like to support our community by continuously maintaining and enhancing our shared spaces, ensuring safety in our community, and maintaining reasonable association costs. These key items are essential to the value of our community and sustainable growth in property value. I envision my support being centered around continuing to build on the success of the community and serving my neighbors with professionalism and transparency.

I am a retired Biological Safety Officer and currently a licensed Realtor in the state of California. I am an expert licensed health and safety officer with the State of California and am experienced in CAL/OSHA, ADA, Pool Safety, Building Safety, and community management.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Iman Leong (Incumbent)

Serving as a HOA Board Member will allow me to work towards improving our community.

To increase the resiliency and preparedness of Prado if and when an emergency situation arises, such as a natural disaster occurs. I wish to increase community engagement and communications for both the best of times (social gatherings) and worst of times, Our small community is our home and we need to form community first, in order to safeguard our home, Prado.

Euly Rodriguez

I' have been a member of the Association since 2019. My wife and I were within the first 5 units sold. We believed and rooted ourselves in this community even before there was a community.

I'm Electro-mechanical Engineer with almost two decades of experience in Operations Management. Have lead projects of up to \$6MM/year and over 80 members. Currently Senior Operations Consultant for 2nd largest Bank in the nation.

My vision is to have an association that is lean, not wasteful, always ready to promptly address the needs of the community, where everyone feels safe, respected and in harmonious community.

As a Board Member I would work on improving communication between the Board and Members and Management Company and Members. Try to influence a culture Customer Service from all sides.

I have not served on an HOA board before, but I've served on a Board for a Non-Profit and as an Operations Manager was also part of the Site's Council

Chalae Walker

My goal is be an active PARTNER with the members/homeowners of the Prado community. I will work side by side with the members and push initiatives based on the majority favor and what is in the best interest of The Prado at Eastvale.

If elected, I commit to always fight the good fight and to represent the viewpoints and the voices of the "Majority" as I recognize that this relationship is a partnership and not a dictatorship.