



**Rivertrail Homes Community Association**

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

Debra Guzman  
Lordon Management  
1275 Center Court Drive  
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.*

April 30, 2026

A Meeting of the Members will be held as follows:

Date: June 16, 2026  
Time: 6:00 PM  
Location: The Pool Area

**Please Note: The Inspector of Elections will be conducting the vote count over zoom and will NOT be present in person. Ballots will not be accepted and cannot be cast at the meeting. All ballots must be received by us by June 15, 2026.**

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 Rivertrail Homes Community Association bylaws define a quorum as “majority” of the voting power of the association, or 105 members. This quorum requirement is lowered to 20% (42 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](mailto: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)**

**Ron Jacobs**

I have lived in Rivertrail Association for 42 years and have been the treasurer for the last 16 years. I try to make the best decisions for the community and stay within our budget. We work very hard to keep the monthly dues as low as possible. We are always working on maintenance and upgrades to the community which helps our property values and make it a nice place to live.

**Mark Menashe**

My Name is Mark Menashe,

I have served on the River Trail HOA board since 2005 and am currently serving as our HOA Vice-President. From the beginning, my reason for serving has been to contribute to the community in which I live. I started by attending the meetings to see, first-hand, how my representatives were performing their responsibilities and to offer my assistance and feedback as well. I learned early on that without participation and feedback from the River Trail Community, the board is limited in understanding our needs and wishes. The Board is only 5 sets of eyes. This creates a perception in many, that we don't care and that we are just serving for power and personal gain. Every year we are faced with important financial and directional decision. As a result, I encourage you all to participate more in our annual elections and to contribute regular, constructive feedback, on ways the board can better serve us all.

The board needs you to vote and to come to the monthly meetings; and even volunteer to lead a committee to facilitate ideas you may have.

We have come a long way with the-behind the-scenes support of Lordon Management, and especially, Debra Guzman. We have a long way to go however. Your participation is crucial to get to the next level.

See you in June at the next River Trail Home Owners Annual meeting.

Sincerely,  
Mark Menashe

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Robert Wilson**

My name is Robert (Bob) Wilson,

My wife and I have lived in Rivertrail for 24 years. I am presently serving on the Board of Directors.

I strive to make the best decisions for our community while staying within our approved budget. I will work very hard to keep the monthly dues as low as possible.

The Board of Directors are continuously working to upgrade and maintain all parts of our community.

I would be honored to continue to represent the homeowners of the Rivertrail as a member of the Board of Directors. I encourage all homeowners to make their voice heard and participate in this election process,

**Linda Winterberg**

It has been my privilege to serve on the RiverTrail Board of Directors for several years. I strive to make the best decisions to benefit most in the community. We create a budget to maintain and enhance our neighborhood. This has enabled us to keep dues increases at a minimum.

I would like to continue serving you.