



Villa D'Este Community 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. One 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.

Cristina Candelori, c/o Common Interest Management
319 Diablo Road Ste. 103
Danville, CA 94526

December 16, 2024

A Meeting of the Members will be held as follows:

Date: January 23, 2025 (All mailed ballots should be received by us by January 22, 2025)

Time: 5:00 PM

Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/villadeste)

Physical location to attend the zoom meeting: Common Interest Management - 12647 Alcosta Blvd Ste 275 San Ramon CA 94583

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 Villa D'Este Community Association bylaws define a quorum as "one-third (1/3)" of the voting power of the association, or 91 members. This quorum requirement is lowered to 20% (55 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!**

Cristina Candelori, c/o Common Interest Management
319 Diablo Road Ste. 103
Danville, CA 94526

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!)

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CANDIDATE STATEMENTS

Dylan Dunnan

As the head of a Program Management Office (PMO), I bring a wealth of experience in strategic planning, project execution, and stakeholder management, which are critical skills for a Director on a homeowners association (HOA) board. My background in managing complex programs has equipped me with the ability to oversee multiple projects simultaneously, ensuring they are completed on time, within scope, and within budget. This is particularly relevant for an HOA, where balancing various community needs, such as maintenance, security, and amenities, requires careful prioritization and resource management.

I excel in stakeholder communication and conflict resolution, essential for addressing the diverse perspectives within a community. My ability to listen, negotiate, and find common ground will help ensure that decisions made by the board reflect the best interests of all residents.

Furthermore, my experience with financial oversight and risk management will be invaluable in ensuring that the HOA's budget is used efficiently and that potential issues are proactively identified and mitigated. I am committed to fostering a transparent, inclusive, and well-governed community that enhances the quality of life for all homeowners.

Lavanya Kalamula

No statement was provided by this candidate.

Bhavik Mehta

I have been a member for 3 years. I have been fortunate enough to call my neighbors as friends and in regular touch with them. I feel some of the pain points that they have flagged (security, property maintenance, short term renters) and want to help solve or mitigate some of them.

Jeanne M Morris

I have been a member of this association for many years. And have served on the board. This community is important to me. Keeping our property value high is important. This is done by taking care of our community. Within the guideline of the laws and our community CC&R's I work hard to make sure we stay financially stable. That our homes and community are maintained well. I would like to ask for your vote for this election to the community board.