



Citrus Heights 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. Three 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.

PCM - Stephanie Fitivale
1825 Corona Pointe Ct Ste 101
Corona, CA 92879

February 9, 2026

A Meeting of the Members will be held as follows:

Date: March 18, 2026 (All mailed ballots must be received by us by March 17, 2026)
 Time: 5:45 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/citrus)

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: **PCM – 1825 Corona Pointe Ct, Ste 101, Corona, CA 92879**

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 Citrus Heights Community Association bylaws define a quorum as “25%” of the voting power of the association, or 122 members. This quorum requirement is lowered to 20% (97 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!**

PCM - Stephanie Fitivale
1825 Corona Pointe Ct Ste 101
Corona, CA 92879

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

CANDIDATE STATEMENTS

Dave McCarroll

My name is **Dave McCarroll** and I am running for one of the seats on the HOA Board.

I have lived in our community for over 8 years.

My goals as a Board Member would be:

- Better communication between the Board and residents.
- Make sound financial decisions that respect the wishes of the entire community.
- Listen to resident's concerns. Using common sense, tact and diplomacy, work to balance the needs of the individual with the welfare of the entire community.
- Preserve our property values and enhance our common areas.
- Plan for upcoming tree maintenance, drought mandated water restrictions and aging infrastructure of the community.
- Re-evaluate our almost 20 year old CCR's and By-laws, to make them relevant to today's lifestyle.

These are just a few things that I feel a Board Member can do to help our community thrive.

I have been on numerous boards as a volunteer through the years. Little League, Girls Softball, Youth Football and Church committees. As a Board member, my focus was always, "what was best for the entire organization". Not just what was best for me or my family.

My career has involved Purchasing for over 40 years. I have a strong understanding of the entire purchasing process. My experience will be beneficial when sourcing vendors, requesting quotes, evaluating the services and considering multiple bids from vendors.

I can be reached by email at: dmccarroll514@gmail.com or cell phone: 925-523-1889

Jeff Hunt

No candidate statement was provided by this candidate.

CANDIDATE STATEMENTS

Jereas Musharbash

My name is Jereas Musharbash, and I have been a proud homeowner and member of the Citrus Heights Community Association since October 2020. Over the past five years, I have come to value the sense of connection, safety, and pride that defines our neighborhood. I am now seeking the opportunity to serve on the Board of Directors to help preserve and enhance the qualities that make Citrus Heights such a welcoming and vibrant community.

Although I have not previously served on a homeowners association board, I bring a wealth of leadership and management experience from my professional background. I currently serve as a Nurse Case Manager at Kaiser Permanente, where I coordinate complex care, manage resources, and advocate for positive outcomes for patients and families. Additionally, I have worked as a Human Resources Manager overseeing a team of 100–110 employees, where I developed strong skills in leadership, employee relations, budgeting, and policy implementation. These roles have honed my ability to build consensus, lead with transparency, and navigate diverse perspectives—all essential qualities for effective board service.

My vision for our Association is to foster greater community engagement, enhance communication between the board and residents, and ensure responsible financial stewardship that protects and grows the value of our shared assets. I believe that a well-managed and informed community is a strong one, and I want to help make Citrus Heights a place where every homeowner feels heard, respected, and proud to live.

If elected, I plan to attend board meetings consistently, listen to the needs of my neighbors, and contribute to decisions that balance fiscal responsibility with meaningful community improvements. I am committed to supporting initiatives that maintain our neighborhood's appeal, safety, and sense of unity for years to come.

It would be an honor to represent our community as a board member and to contribute my leadership, management, and problem-solving experience toward making Citrus Heights an even better place to call home.

CANDIDATE STATEMENTS

Anthony T. Perez

Commitment to the Community

As a current Board Member for the past year and having lived in Citrus Heights for more than 10 years, I have developed a deep appreciation for our neighborhood's unique character and the sense of camaraderie that defines it. My long-term residency has allowed me to understand the needs and concerns of our residents, as well as the strengths and areas where we can improve.

Professional Expertise

As a seasoned real estate and business attorney, I bring knowledge and expertise to the table. I have extensive experience in navigating complex legal and business landscapes, which is invaluable for ensuring that our HOA operates within the bounds of the law and employs best practices in governance and management.

Vision for Improvement

I am committed to improving our community in tangible ways. My goals include:

1. **Enhancing Communication:** establishing transparent and open channels of communication between the board and residents.
2. **Maintaining Property Values:** implementing and enforcing standards that preserve and enhance property values.
3. **Community Engagement:** promoting community events that foster a strong sense of belonging and neighborly spirit among residents.

Fresh Ideas and Innovation

I believe that fresh ideas and innovative approaches are essential for the continued growth and success of our community. Some of the initiatives I plan to advocate for include:

1. **Sustainable Practices:** introducing eco-friendly practices that reduce our environmental footprint and promote sustainability within our community.
2. **Technological Integration:** utilizing technology to streamline HOA operations, improve efficiency, and enhance the resident experience through digital newsletters and virtual meetings.
3. **Resident Feedback:** implementing regular surveys and feedback mechanisms to gather input from residents to address concerns proactively.