



Lake Riverside Estates 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 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

Marcus Morris
General Manager, Lake Riverside Estates
41610 Lakeshore Blvd.
Aguanga, CA 92536

May 20, 2026

A Meeting of the Members will be held as follows:

Date: June 27, 2026
Time: 10:00 AM
Location: The Meeting Hall
All mailed ballots should be received by us by June 26, 2026.

Ballots may be mailed in or submitted to the Inspector of Elections at the meeting. ALL ballots must be received prior to the start of the Membership Meeting, at which time the polls will close.

This Meeting of the Members is being held to vote on the election of THREE (3) 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 Lake Riverside Estates Community Association bylaws define a quorum as "one-third (1/3)" of the voting power of the association, or 358 members. This quorum requirement is lowered to 20% (215 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!**

Marcus Morris
General Manager, Lake Riverside Estates
41610 Lakeshore Blvd.
Aguanga, CA 92536

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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)

Boris Love

I've actually been a member of association as long as I've been purchased my land up there. I do not live on the premises, but definitely own paid in full always been on time with my HOA payments and love the way the community is growing. I have attended a few board meetings just online so another reason why I would definitely want to be a voice and have influence on our properties. I've noticed a few things there experience lot of growth there and am looking to build really soon for retirement home and a place for my family to grow in the future children, grandchildren, etc., being a part of the real estate economy, transportation economy, I try to stay fluent and current with today's laws opportunities and have numerous clients that are always looking to purchase property background I own precision logistics LLC also, BNL home and loans powered by empower mortgage and Dynasty real estate, taxpayer and like to protect my investments, law abiding citizen there are so many opportunities there on that property and I would love to be a part of that my vision for this association is to grow state current stay up-to-date, save money and make money at the same time and provide a great environment for our community. Our children the establishment on a team player. I hope to accomplish some of those things as a board member. I would attend meeting regularly if I had a position or seat ,?

Mark Nelson

I feel an HOA should help keep up the community standard using their existing written rules and regulations, while also avoiding treading on rights of property owners with none existing and new rules. Also do what can be done within reason to keep the fees and dues down. We have a wonderful unique private community, let's keep it that way where possible.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Ernest "Ernie" Thibodeaux

Hi, I'm Ernest "Ernie" Thibodeaux, and I've been a proud homeowner in Lake Riverside Estates for over 1 year. I love our neighborhood and want to ensure it remains a great place to live. That's why I'm excited to run for the HOA board—to bring fresh ideas and a commitment to keeping our community strong.

As a Police Officer I understand the difference between Letter of the Law and Sprit of the Law. I have a large amount of experience working with communities and community Leaders. I do not make promises but rather look into each situation and make well informed decisions.

As a former Vice President of the Vista American Little League and former President of the Rancho Buena Vista Football Boosters, I understand the importance of responsible financial management. I am committed to ensuring transparency and making sure our HOA funds are used effectively to benefit all residents.

If elected, I'll prioritize clear communication between the board and homeowners, so that every voice is heard. I also want to advocate for better maintenance of common areas to enhance property values and improve community satisfaction.

I would be honored to serve on our HOA board and work toward a better future for our community. I appreciate your support and look forward to the opportunity to represent you!

Ernie's Bio:

- 25 Year Retired Police Officer
- Currently working as a Compliance Agent for a Casino
- Husband for 41 Years
- Two Adult Children
- Two Horses and Two Dogs