



Sundance Community Association

May 22, 2023

Joy Marino
c/o Professional Community Management
11860 Pierce St
Riverside, CA 92505

A Meeting of the Delegates will be held as follows:

Date: June 22, 2023
Time: 6:00 PM
Location: Albert Chatigny Center, 1310 Oak Valley Pkwy 2nd Floor, Room 1, Beaumont, CA 92223

All mailed ballots should be received by us by June 21, 2023.

This Meeting of the Delegates 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 Delegates must attend the meeting.

The Sundance Community Association bylaws define a quorum as “the presence in person of the Delegates representing at least 25% of the voting power of the association”.

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!**

Joy Marino
c/o Professional Community Management
11860 Pierce St
Riverside, CA 92505

Sundance Community Association – DIS

c/o The HOA Election Guys - Sundance_FILE
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)

Nicholas Ortiz

Hello, I am Nicholas Ortiz and I've been a member of the Sundance Community Association over 12 years now. I'm excited to say that this will be my first time looking to pursue a board member position for the community I know and love. My background consists of over 20 years serving and volunteering in the church community. Whether coordinating events, teaching, or music, I did what I could to help others. I also have worked in sales for over 18 years and Real Estate for 7 of those 18 years. I have enjoyed connecting with our Sundance Members on upcoming events such as holiday events and upcoming changes with Sundance. Thank you for this opportunity to bring value to the Sundance Community and most importantly our Sundance members.

Malinda Thomas

I HAVE BEEN A HOMEOWNER IN SUNDANCE SINCE 2004- II HAVE SERVED ON THE BOARD IN 2012 TO 2014 HOLDING OFFICE OF VP. AFTER MY TERM I DECIDED TO RETURN TO COLLEGE AND FOCUS ON COMPLETING MY BS & MASTER'S AT THE UNIVERSITY OF REDLANDS. I RAN FOR A PARTIAL ASSIGNMENT OF CFO ONCE A MEMBER RESIGNED. I WAS ON THE ORIGINAL BOARD AND WAS AN ORIGINAL SUMMERTIME IN SUNDANCE CREATOR. MY VISION IS TO SHARE MY EXPERTISE ON THE REAL ISSUES IN SUNDANCE AND HOPEFULLY CREATE A BETTER RELATIONSHIP BETWEEN THE BOARD OF DIRECTORS AND THE COMMUNITY. WE HAVE A BEAUTIFUL COMMUNITY AND I CARE TO STAY INVOLVED AND TAKE IT TO THE NEXT LEVEL.

Tony Thomas

*I, Tony Thomas would like to be
considered for the position of Board of Directors*

1-25-2023

CANDIDATE STATEMENTS
(Additional statements on reverse)

Patrick Stephens

Hello,

My name is Patrick Stephens and I currently serve as your HOA Board President. This is my second term and I seek your vote for re-election.

As a first-time president on this board, I have allowed more time during the open forum portion of the board meetings. Additionally, I welcome comments from the homeowners during the different portions of the meeting where we, the board, vote on items that affect our bank account and your pocketbook. Historically, under leadership of the past two presidents and beyond, this has never happened. However long the meetings take, that's ok, I would rather table an item due to hearing homeowners. We cannot go backwards and silence our homeowners again.

I continue to meet with our manager in person once a month outside of our board meetings to discuss items of concern and when necessary, place them on the agenda. Through my leadership, we are no longer a violation driven community. Violations should not be part of our association's income but rather a last-ditch effort for compliance. The past year, I have worked diligently with the transition of our new manager that is for the people.

Attorney fees and usage are down. Key vendor contracts have been re-negotiated. If a vendor is not meeting our service needs or coming in under budget, we will look elsewhere. If you can't guarantee snow at our Winter event, were going to use someone else that can. The cost of everything is going up and we must continue to be diligent with our spending.

Two projects that I have brought up as president are currently under-way that will help our residents. 1) The front yard two tree minimum ordinance and proposed amendment to the Sundance Specific Plan. Currently working with management for all three HOA's in our area to support this City amendment that protects home-owners from utility and concrete damage. 2) Letter to our City officials on the poorly maintained areas of our community leaving our walls exposed and vulnerable to costly graffiti clean-up. As many signatures as possible will need to be collected to show our collective support and proposals.

No resident, while under my leadership, has been silenced and threatened with lawsuits for speaking up like in years past. Let's continue down this path of your Volunteer HOA Directors listening and acting in the best interest of the people while providing direction to our management company that only best serves Sundance Residents. You may call me anytime at (909) 573-3011.

Thank you for your support as I seek re-election to continue to serve you.

Sincerely,

Patrick Stephens