



Bonita Village Maintenance Corporation

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.

Antonia Papadatos
Progressive Association Management
1290 Hancock Street Suite 103
Anaheim, CA 92807

March 23, 2026

A Meeting of the Members will be held as follows:

Date: April 27, 2026 (All mailed ballots must be received by us by April 26, 2026)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/bonita)

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: **The HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

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 Bonita Village Maintenance Corporation bylaws define a quorum as “35%” of the voting power of the association, or 50 members. This quorum requirement is lowered to 20% (29 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!**

Antonia Papadatos
Progressive Association Management
1290 Hancock Street Suite 103
Anaheim, CA 92807

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

Chantale Noreen

I have been an original owner of Bonita Village since its establishment and have a long standing commitment to the community. For the past two years, I have had the privilege of serving as Treasurer/Secretary, volunteering my time to support the responsible management and continuity of our association. As a professional educator, I value organization, consistency, accountability, and a thoughtful, collaborative approach to problem-solving, always keeping the best interests of the community in mind. I care deeply about Bonita Village and, because I truly love where I live, I am dedicated to helping ensure our community remains a safe, well-managed, and welcoming place to live for all.

Sage Y Zeng

I have served on the Bonita Village Board of Directors since 2021. During this time, I have actively participated in board discussions, focused on making responsible choices that support the long term stability of the community.

Professionally, I have worked at URBN Inc. since 2019, where I currently serve as ADM. My role requires strong operational oversight, budgeting awareness, problem solving, and clear communication skills that translate directly to effective HOA governance.

In addition to my HOA service, I have been involved with the Arcadia Chinese Association, a non profit organization, since 2018 and have served as Vice President since 2023. Through this role, I help plan and execute large scale community events and fundraising. Most recently ACA celebrated its 43rd year and successfully raised \$50000 for Children's Hospital Los Angeles in January.

My goal is to help keep Bonita Village steady during a time of change and uncertainty. I believe in practical management, responsible use of funds, and clear communication so residents understand what's happening and why.

I want Bonita Village to remain a well maintained community and safe place people are around to call home and return to each day.

I will continue to bring my experience and reliable leadership to ensuring Bonita Village remains sustainable for the long term.