



**Granite Ridge 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.*

FirstService - Victor Castro  
9130 Anaheim Pl Ste 110 |  
Rancho Cucamonga, CA 91730

May 18, 2026

A Meeting of the Members will be held as follows:

Date: June 23, 2026  
Time: 6:00 PM  
Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/granite](http://www.TheHOAElectionGuys.com/granite))

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: **FirstService – 9130 Anaheim Pl, Ste 101, Rancho Cucamonga, CA 91730**

**Please Note: The Inspector of Elections will be conducting the vote count over zoom and will NOT be present in person. Thus, ballots will not be accepted at the meeting and should be received by us by June 22, 2026.**

This Meeting of the Members is being held to vote on the election of FIVE (5) 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 Granite Ridge Community Association bylaws define a quorum as “25%” of the voting power of the association, or 48 members. This quorum requirement is lowered to 20% (39 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](mailto: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!**

FirstService - Victor Castro  
9130 Anaheim Pl Ste 110 |  
Rancho Cucamonga, CA 91730

**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!)

**Granite Ridge Community Association**  
c/o The HOA Election Guys - GraniteRidgeFILE  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Will Bui**

I've been a member for 2 years, I've never been in this role, but I love to contribute to my community. I am working in a lawyer office. My vision is to have a proficient and united association. As a board member, I'd love to lead the association toward a closer relationship with a member and to create a beautiful community. I have yet to enter any board meetings but I have 2 years experience in the board of directors of a company. I believe a could be the perfect match for our community.

**Eurydice Harris**

I have had the honor and privilege of serving on our HOA Board since October 2020. In addition to my service on this Board, I have served on other boards and bring the perspective of my professional experience as an attorney.

I use that experience to make decisions that are in the best interests of our community while working to keep our monthly fees as low as possible. Maintaining the safety of our neighborhood is extremely important to me, and I take that responsibility seriously.

I also hope we can continue to come together as a stronger community and support one another. We truly have a wonderful neighborhood, and I would be honored to continue representing you on the Board.

**Kenneth Hunsaker**

I have been serving on the board for the past 3 years. I have helped getting power outlet up and running in the big park, got the first solar street light installed and have been trying to get the gate up and stable. I have been focusing on trying to keep are due stable and not raising them.

I have extensive expeience in the Telecom, Electric and Security fields. I have leadership and finacial planning skills that I bring to the HOA.

My vision is to help make our community a safe place. I would like to help make emprovements that all the community can benefit from, while still being financially responsible.

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Johnnie Stevenson**

My family and I have been proud members of the Granite Ridge community for over six and a half years, and we truly value what makes this neighborhood special—its beauty, its character, and the people who call it home. Over the years, Granite Ridge has truly felt like home to my family, and that sense of belonging is something I care deeply about protecting.

I bring a background as a business leader, law enforcement deputy, and member of the clergy at the Corona Church of Christ. I hold a Bachelor's degree in Business and an MBA from Azusa Pacific University. At the center of everything I do is my family, who keep me grounded and focused on serving others with integrity and care.

My vision for Granite Ridge is a well-maintained, respected community that remains welcoming to all residents while staying true to the Association's charter and purpose. I believe we can preserve what makes our neighborhood great while also strengthening communication and encouraging greater resident involvement.

As a board member, my goal would be to listen, collaborate, and support positive engagement so our community continues to thrive. I have attended a board meeting and am committed to being actively involved moving forward. I have also previously served on a board within a church congregation and understand the importance of teamwork, transparency, and thoughtful decision-making.

I would be honored to serve Granite Ridge and work alongside my neighbors to support the community we all call home.

*No statements were provided by these candidates:*

**Waleed Al Quqa**  
**Tom Perez**