

WALNUT ORCHARDS HOMEOWNERS ASSOCIATION

c/o Common Interest Management Services
605 Standiford Avenue, Suite I
Modesto, CA 95350

July 25, 2025

Re: BALLOTS FOR SPECIAL ELECTION ON AUGUST 26, 2025

As previously noticed, the Walnut Orchards Homeowners Association ("Association") received a petition from more than 5% of the Members, requesting a Special Meeting of the Members. Pursuant to California law and the Association's governing documents, the Association is obligated to hold such a meeting. **Accordingly, there will be a Special Meeting of the Members on August 26, 2025 at 5:30 p.m. at the Clubhouse, 3500 Sullivan Ct, Modesto, CA 95350 and by Zoom video conference.**

The Zoom log-in information is below:

Join Zoom Meeting

<https://commoninterest.zoom.us/j/85802520670>

Meeting ID: 858 0252 0670

Passcode: 088504

One tap mobile: +16694449171

For technical assistance before/during the meeting: call 209-287-5700 ext. 140 or email Ana Castillo at acastillo@commoninterest.com.

Ballots for the recall of directors and the election of replacement directors (only if the recall measure passes) will be tabulated at this meeting. **Members will vote to approve/disapprove the recall of the entire Board. Members will also vote on the potential replacement directors to serve on the Board IF the Board is successfully recalled.**

ALL ballots must be received by the Inspector of Elections by the deadline set forth in the attached ballot. The ballots will be opened and tabulated at the Special Meeting on August 26, 2025. **Please carefully read the instructions on the enclosed ballot regarding completing and returning your ballot.**

Pursuant to the Corporations Code section 7222(a)(2), removal of a director requires the affirmative vote of a majority of the votes represented at a duly held meeting at which a quorum is present. "Quorum" is defined in the Bylaws as "fifty-one percent (51%) of the voting power" of the Association (i.e., the owners of at least 82 Units).

If the recall measure does not pass, the directors will continue to serve the remainder of their term.

Thank you.

(Ballot enclosed)

WALNUT ORCHARDS HOMEOWNERS ASSOCIATION
SECRET WRITTEN BALLOT
BOARD RECALL

Proposed Member Resolution No. 1:

RESOLVED that all current members of the Board of Directors representing the Walnut Orchards Homeowners Association (“Association”) shall be removed as a Director on the Association’s Board of Directors. *(For the proposed action set forth above, you can mark A or B below – Do not mark more than one selection.)*

☐ A. I (we) cast my/our vote **FOR** the above Resolution. (I/we vote FOR the removal of all current Board members.)

☐ B. I (we) cast my/our vote **AGAINST** the above Resolution. (I/we vote AGAINST the removal of all current Board members.)

Requirements For Passage of Proposed Resolution No. 1: Pursuant to the Corporations Code section 7222(a)(2), removal of a director requires the affirmative vote of a majority of the votes represented at a duly held meeting at which a quorum is present. “Quorum” is defined in the Bylaws as “fifty-one (51%) percent of the voting power” of the Association (i.e., the owners of at least 82 Units out of 160). If the recall measure does not pass, all directors will continue to serve the remainder of their term.

Proposed Member Resolution No. 2:

RESOLVED that **IF** Proposed Member Resolution No. 1 is approved and the entire Board is recalled, the candidates receiving the most votes shall serve on the Interim Board of Directors for the remaining terms of the removed directors.

Regardless of how you voted on the Proposed Member Resolution No. 1, the Owners of each Unit are entitled to vote to fill the potential vacancy(ies) on the Board of Directors. Cumulative voting is not allowed, pursuant to the Association’s Governing Documents, which means you may only cast one (1) vote for a single candidate but you may cast votes for up to five (5) different candidates. **The maximum number of votes that may be cast is five (5).** If the total number of votes cast below is more than 5, your votes will not be tabulated and your ballot will be used to establish quorum only. Candidates are listed below in alphabetical order.

Mark Vote	Candidates
For up to five (5) candidates	<i>(listed in alphabetical order by last name)</i>
	Connie Burk
	Leslie Crow
	David Gonzales
	Mary Hicks
	Sheena Hsu
	Kevin McClarty
	Andrew Perez
	Paul G. Peschel
	Maria Rodriguez
	Tiffany Schroyer
	John Thiel

Requirements For Passage of Proposed Resolution No. 2: Pursuant to Section 4.6 of the Bylaws, “*The persons receiving the largest number of votes shall be deemed elected.*”

PLEASE READ AND FOLLOW THESE INSTRUCTIONS TO COMPLETE YOUR BALLOT

1. Mark this Ballot to indicate your vote. Do not indicate your identity anywhere on this Ballot.
2. Place the Ballot in the SMALL envelope provided. Do not indicate your identity anywhere on the SMALL envelope. Seal the SMALL envelope.
3. Place the sealed SMALL envelope in the LARGE envelope. In the upper left-hand corner of the LARGE envelope, print and sign your name, and write in the on-site address of the Unit for which the Ballot is being cast.
4. Seal the LARGE envelope and place it in the mail or deliver it to the Inspector(s) of Election before the Ballot Return deadline indicated above.

**FAILURE TO FOLLOW THESE INSTRUCTIONS WILL CAUSE YOUR BALLOT
TO BE REJECTED BY THE INSPECTOR OF ELECTION!**

Voting Deadline

All Ballots must be received by the Inspector of Elections, HOA Election Guys, located at 27472 Portola Pkwy #205-412, Foothill Ranch, CA 92610 by 12:00 p.m. on August 26, 2025 in order for the Ballot to be considered by the Inspector of Elections. Ballots will not be accepted at the meeting. Please remember that it is the responsibility of each Member to ensure their Ballot is received by the Inspector by the deadline. All Ballots, once delivered to the Inspector of Election, are irrevocable.

The rules governing this election may be found here: www.theHOAElectionGuys.com/walnutorchards

Special Meeting Details

The Special Meeting in which ballots will be opened and tabulated will be held on **August 26, 2025 at 5:30 p.m. at the Clubhouse, 3400 Sullivan Ct, Modesto, CA 95350**. Zoom conference will be available, as well, and the log-in information is below:

Join Zoom Meeting

<https://commoninterest.zoom.us/j/85802520670>

Meeting ID: 858 0252 0670

Passcode: 088504

One tap mobile: +16694449171



Nomination Form for the August 26, 2025 Special Election

A candidate **must** be a Member of Walnut Orchards Homeowners Association (the "Association") and satisfy any additional qualifications as required or permitted by law. *See Civil Code section 5105.*

If you believe you meet the above criteria and are interested in filling a potential seat on the Board as an Interim Director, please fill out this form completely and return it to your Association Manager so that it is received by no later than June 18, 2025. If you have any questions about the criteria listed above, please contact the Association's manager: Ana Castillo, Common Interest Management Services, 605 Standiford Avenue, Suite 1, Modesto, CA 95350; email: acastillo@commoninterest.com.

Submission of this form does not guarantee placement on the ballot. Qualified candidates will be included on the ballot for the August 26, 2025 special election and their candidacy statement will be enclosed with the voting materials.

Statement of Candidacy for Board of Directors of Walnut Orchards Homeowners Association

Name: Paul G. Peschel **Address (on-site):** 3400 Sullivan Ct. Modesto CA
Occupation: Assistant General Manager Water Operations Modesto Irrigation District

Educational Background:

Bachelor of Science in Civil Engineering, Registered Professional Civil Engineer and completed all course work in a master in Public Administration

Community Activities, Clubs or Organizations: Stanislaus & Tuolumne River Basin Association Groundwater Agency Board Member. Past: Yucca Valley Chamber of Commerce Liaison, Basin Wide Foundation Board Member, KBWA Secretary, Treasurer and alternative Board Member, KRWQC Vice President, Secretary, and Treasurer, VAWC voting member, KRLC Voting Member, ACWA JPI A Board Member, Member of ACWA and committees, CSDA member, Optimists Member, Board Member and executive officer Office of State Council on Development Disabilities, United Way Board Member, ASCE area president and various other organizations.

Past Association Involvement:

In terms of the Orchard I have lived there a bit over two months but have attended both board meetings held during that time and been involved in understanding issues delineated in the Goals for the Community section of this document.

Experience Synopsis:

Board and significant involvement with community groups, clubs and organizations as a Board Member, a general member, and on committees. Registered Civil Engineering with a background in design, construction, finance, budgeting, economics, contracting and negotiations.

Why do you want to serve on the Board of Directors:

My background and knowledge will be an asset to the community in helping shore up the finances, addressing current community issues and deficiencies, improving property values, while ensuring costs and projects are financially sound and necessary.

Goals for the Community: Form focused committees to address specific items. Using that focused approach, address current community issues involving decks, landings and stairs in an economical manner over an appropriate time frame, review other items such as landscaping, fencing and the recreational building for maintenance and improvements over a reasonable time frame to help improve property values, community interest, interaction and involvement and attract new owners. Coordinate with other communities to review HOA costs, better pricing, improved services and economy of scale.

By signing below, the prospective candidate certifies that they meet all of the eligibility criteria in the Association's Bylaws (See above).

Paul G. Peschel
Signature

6/14/2025, 2025
Date

Walnut Orchards Homeowners Association
c/o Common Interest Management Services
605 Standiford Avenue, Suite 1
Modesto, CA 95350

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Statement of Candidacy for Board of Directors of Walnut Orchards Homeowners Association

Name: Connie Burk Address (on-site): 3400 Sullivan Ct. #206 Modesto CA 95356
Occupation: 24 yrs, Stanislaus Co. Community Services Agency, Fraud Tech. - Retired/Currently Almond Farmer

Educational Background:

Modesto High School Graduate
Modesto Junior College, 1 1/2 yrs., business administration

Community Activities, Clubs or Organizations:

Past Association Involvement:

Have been to many HOA meetings and have made comments and suggestions at all of them.

Experience Synopsis:

My husband is an engineer so I have an excellent resource with him.

Why do you want to serve on the Board of Directors:

I believe a lot can be done within the community that would bring the community together with the right board members. Currently, it is an "us" and "them" situation which never turns out good for anyone.

Goals for the Community:

I would like to see more transparency between board members and owners. I would also like to see a maintenance schedule set up and someone made responsible to see that it is actually kept up so that we are not hit with a special assessment for something that should have been taken care of on a regular basis.

By signing below, the prospective candidate certifies that they meet all of the eligibility criteria in the Association's Bylaws (See above).

Connie D. Burk
Signature

6/12, 2025
Date

JUN 13 2025

Nomination Form for the August 26, 2025 Special Election

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Statement of Candidacy for Board of Directors of Walnut Orchards Homeowners Association

Name: Sheena Hsu Address (on-site): 3424 Vintage Dr #228
Occupation: Pharmacist

Educational Background:

Rutgers University College of Pharmacy Graduate 2002

Community Activities, Clubs or Organizations:

Stanislaus County Medical Reserve Corps

Past Association Involvement:

Medecins Sans Frontieres (Doctors Without Borders)

Experience Synopsis:

Bring my on site living experiences/observations to make ~~more~~ immediate attentions to areas that needs remedies.

Why do you want to serve on the Board of Directors:

I've been a renter at Walnut Orchards for 10 years before becoming an owner, I now feel I can make more contribution as an owner & improve some of the issues that hasn't been fixed since the last few years.

Goals for the Community:

(1) Safety & Security (2) Transparency on project spending/maintenance (3) Community awareness & bonding

By signing below, the prospective candidate certifies that they meet all of the eligibility criteria in the Association's Bylaws (See above).


Signature

6/13, 2025
Date

JUN 13 2025

Nomination Form for the August 26, 2025 Special Election

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Statement of Candidacy for Board of Directors of Walnut Orchards Homeowners Association

Name: John Thiel Address (on-site): 3400 Sullivan Ct #174, Modesto, CA 95356
Occupation: Drama Teacher at Riverbank High School

Educational Background:

MA/MEA: Theatre Education: Emerson College, Boston, MA
BS: Elementary Education: Bucknell University, Lewisburg, PA

Community Activities, Clubs or Organizations:

Board Member (Secretary): Stockton Civic Theatre since 2020; Former Board Member: Showbiz Theatre Company
Member of Radiant Covenant Church; School District Visual & Performing Arts and Media Planning Committee
Former Program Director: Stockton Civic Theatre Summer Youth Theatre Program

Past Association Involvement:

Homeowner since July 2022

Experience Synopsis:

Through board member experience and as an educator, I have experience working on teams with people with a variety of perspectives in order to meet goals. As a drama teacher, I bring skills in communication and membership development.

Why do you want to serve on the Board of Directors:

I wish to work with others to ensure financial sustainability and pride in our community,
foster social connectivity among our members, and be a voice for home-owners
on a fixed income.

Goals for the Community:

Clear communication about HOA goals, increased avenues for home-owner feedback,
maintenance plans (short term and long term), financial sustainability

By signing below, the prospective candidate certifies that they meet all of the eligibility criteria in the Association's Bylaws (See above).

Signature

Date

6/13, 2025

Walnut Orchards Homeowners Association
c/o Common Interest Management Services
605 Standiford Avenue, Suite 1
Modesto, CA 95350

Nomination Form for the August 26, 2025 Special Election

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Statement of Candidacy for Board of Directors of Walnut Orchards Homeowners Association

Name: Andrew Perez **Address (on-site):** 3400 Sullivan Ct., Unit 149 (I occupy unit 210)
Occupation: Project / Engineering Manager

Educational Background:

Bachelors of Science in Construction Management

Associates of Science in Computer Drafting and Design

Community Activities, Clubs or Organizations:

AMP Design and Consulting LLC

Past Association Involvement:

N/A

Experience Synopsis:

Past experience includes Senior Checker, Project Manager, Drafting Supervisor, and my current position as a Project / Engineering Manager. I currently manage multi-million dollar projects across the nation. I am working with an Architect and am close to qualifying to take the state test to get my Architectural license.

Why do you want to serve on the Board of Directors:

I would like to bring my experience and knowledge to the Board. I want to bring transparency, open dialogue, lower the monthly HOA fee's, and professionalism. There are things that can be improved, just like when we get a new President of the US or a new President of a company.

A fresh set of eyes and different perspective will be good for the entire community. Looking out for the best interest of the owners is what is needed.

Goals for the Community:

Lower HOA fees, bring security for more months out of the year, cut down costs where we can, add more plants to the landscaping. There are different strategies that can be used by getting more quotes to lower costs, different maintenance strategies, etc.

By signing below, the prospective candidate certifies that they meet all of the eligibility criteria in the Association's Bylaws (See above).

Andrew Perez
Signature

6/12, 2025
Date



Nomination Form for the August 26, 2025 Special Election

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Statement of Candidacy for Board of Directors of Walnut Orchards Homeowners Association

Name: Maria Rodriguez Address (on-site): 3409 Sullivan Ct #117 Modesto CA 95354
Occupation: Home Manager / Stay at Home Mom

Educational Background:

Heald College Associates Degree Legal Admin & Associates Degree Computer Business
UNIVERSITY OF PHOENIX - Business Management, Real Estate Principles - Ontario College

Community Activities, Clubs or Organizations:

Volunteer with Almond Vista, Gospel Mission & Homeless Outreach, Recovery Ministry
Habitat for Humanity, Bi Valley Sabres Football, Modesto Christian Church, Love Modesto
Youth for Christ, Church Crew, Veterans Cardmaking Love Modesto, Stanislaus Animal
Services Love Modesto

Past Association Involvement:

Attending Zoom meetings, Participated in HOA ACTIVISM, Started a Homeowner
Facebook group, Assisted in the petition to remove the Board, Raised awareness of the
ZSK Assessment

Experience Synopsis:

8 years experienced Law Division of WPT for Coldwell Banker / C21 Contempo
Legal Secretary - Civil Litigation Real Estate Law, City of Fremont Senior Services

Why do you want to serve on the Board of Directors:

I see so many problems & issues here! There is no
transparency, homeowners are treated with so much disrespect, I have lived here since
2003 and our fees have gone up with nothing to show for in terms of repairs. I
want to make a huge difference in our community & bring us all together.

Goals for the Community:

To make the board transparent. To bring our community
together. To make everyone feel included. Increased security. Improve our
Walnut Orchards a premiere place to live!
Property values!

By signing below, the prospective candidate certifies that they meet all of the eligibility criteria in the Association's Bylaws (See above).

Maria Rodriguez
Signature

May 31, 2025
Date

Walnut Orchards Homeowners Association
c/o Common Interest Management Services
605 Standiford Avenue, Suite 1
Modesto, CA 95350

Nomination Form for the August 26, 2025 Special Election

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Statement of Candidacy for Board of Directors of Walnut Orchards Homeowners Association

Name: David Gonzales Address (on-site): 3424 Vintage Dr. #155
Occupation: Retired

Educational Background:

12 Grade, StoreKeepers School USN, Management Classes Safeways INC.

Community Activities, Clubs or Organizations:

Stanislaus Asian American Community Resource - SAACR. College Avenue United Church Of Christ

Past Association Involvement:

Walnut Orchards HOA

Experience Synopsis:

Safeways Management, All phases of store operation. USN Shipping and Receiving, Inventory Control

Why do you want to serve on the Board of Directors:

Help control cost

Goals for the Community:

Help improve conditions within the community

By signing below, the prospective candidate certifies that they meet all of the eligibility criteria in the Association's Bylaws (See above).


Signature

June 5th, 2025
Date

Walnut Orchards Homeowners Association
c/o Common Interest Management Services
605 Standiford Avenue, Suite 1
Modesto, CA 95350

Nomination Form for the August 26, 2025 Special Election

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Statement of Candidacy for Board of Directors of Walnut Orchards Homeowners Association

Name: Mary Hicks Address (on-site): 3124 Vintage Dr
Occupation: Retired R.N.

Educational Background:

BA Behavioral Science
RN B

Community Activities, Clubs or Organizations:

Crafting Group

Past Association Involvement:

BNPA Nursing Union

Experience Synopsis:

4 years on this board

Why do you want to serve on the Board of Directors:

Continue on Board

Goals for the Community:

Complete Malcom project
& future projects

By signing below, the prospective candidate certifies that they meet all of the eligibility criteria in the Association's Bylaws (See above).

Mary Hicks
Signature

June 6, 2025
Date

Walnut Orchards Homeowners Association
c/o Common Interest Management Services
605 Standiford Avenue, Suite 1
Modesto, CA 95350

Nomination Form for the August 26, 2025 Special Election

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**Statement of Candidacy for Board of Directors
of Walnut Orchards Homeowners Association**

Name: Leslie Crow Address (on-site): 3400 Sullivan Ct #211
Occupation: Sensory science

Educational Background:

Bachelor's degree Business Management

Community Activities, Clubs or Organizations:

Church, Women of Wine & Spirits

Past Association Involvement:

Currently on the Board of Directors

Experience Synopsis:

My experience being in the corporate setting will enable me to provide skills & knowledge as a board member.

Why do you want to serve on the Board of Directors:

I want to serve on the board of directors as a voice for our community. To help with our day to day decisions for improvement to our living areas.

Goals for the Community:

Build a connection between members.

By signing below, the prospective candidate certifies that they meet all of the eligibility criteria in the Association's Bylaws (See above).

Leslie A. Crow
Signature

6/10/, 2025
Date

Walnut Orchards Homeowners Association
c/o Common Interest Management Services
605 Standiford Avenue, Suite 1
Modesto, CA 95350

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Statement of Candidacy for Board of Directors of Walnut Orchards Homeowners Association

Name: Tiffany Schrager Address (on-site): 3424 Vintage Dr #246
Occupation: Accounts Payable Clerk

Educational Background:

College

Community Activities, Clubs or Organizations:

YLI

Past Association Involvement:

Previous Board Member

Experience Synopsis:

I have lived here for 15 years & I have a background in finance.

Why do you want to serve on the Board of Directors:

I am a younger resident and can lend that perspective to the board. I want the board to be the best it can be. I want to have a full board.

Goals for the Community:

Fiduciary Responsibility and efficiency. I want to keep a full board. Show respect & kindness to our community.

By signing below, the prospective candidate certifies that they meet all of the eligibility criteria in the Association's Bylaws (See above).

Tiffany Schrager
Signature

6/15, 2025
Date

MAY 15 2025

Nomination Form for the August 26, 2025 Special Election

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Statement of Candidacy for Board of Directors of Walnut Orchards Homeowners Association

Name: Kevin D McCherty Address (on-site): 3424 Vintage Dr. #225
 Occupation: Retired educator, journalist, state park employee.

Educational Background:

Associate of Arts Degree in Speech, Bachelor of Arts in Government, Minor in Psychology & English, Liberal Studies Bachelor Endorsement

Community Activities, Clubs or Organizations:

volunteer w/ Red Cross, Columbia State Park, Columbia State Park Member formerly - Toastmasters International; Elks Lodge 1282; Moose Lodge 1608

Past Association Involvement:

I have been a Board Member of the HOA for the past 4 years. I also was a Board member about 8 years ago for 2 years. I have

Experience Synopsis: served as the Treasurer and the Secretary.

6 years of experience as a Board member; 3 years experience as a
Why do you want to serve on the Board of Directors: Treasurer.

Because I am experienced and competent. I adhere to the
bylaws of Davis-Stirling. And I know how to review & approve invoices.

Goals for the Community:

My goals for the community are for it to flourish with a
balanced budget and affordable HOA dues that managers to

By signing below, the prospective candidate certifies that they meet all of the eligibility criteria in the Association's Bylaws (See above).

Signature

Date

, 2025

pay enough into the Reserve Fund that we avoid having to wage

US\$ 25000 to on homeowners.