



Cimarron Oaks IV
(Tract 11367 Homeowners 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. Three double-sided pages 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.

Tammy Hernandez
 Lordon Management
 1275 Center Court Drive
 Covina, CA 91724

March 1, 2024

A Meeting of the Members will be held as follows:

Date: April 3, 2024 (All mailed ballots should be received by us by April 2, 2024)
 Time: 6:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/cimarronoaks)

PLEASE NOTE: Pursuant to CA Civil Code 5120, members are welcome to attend the physical office of The HOA Election Guys (17 Spectrum Pointe Suite 504, Lake Forest, CA 92630) to witness the counting and tabulation of the votes. If you do plan to attend this meeting at our office, please let us know at least 48 hours prior to the meeting date so that we can plan accordingly. If we are not notified of your planned attendance, we reserve the right to conduct this vote counting at an alternative location.

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 Cimarron Oaks IV (Tract 11367 Homeowners Association) bylaws define a quorum as "50%" of the voting power of the association, or 70 members. This quorum requirement is lowered to 25% (35 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!**

Tammy Hernandez
 Lordon Management
 1275 Center Court Drive
 Covina, CA 91724

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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)

Jill Burbary

My name is Jill Burbary and I am self nominating for Cimarron Oaks IV HOA Board. My goal is to serve as a voice for all the homeowners and promote a community of acceptance for all.

I have been a homeowner at Cimarron Oaks IV since 2007.

I am retired but enjoyed a job with a financial institution for 34 years. My job involved identifying fraud on customers accounts, fraud rings, and identity theft. I was able to assist customers with clearing their credit and working with all branches of law enforcement across the country. I was also tasked with researching and responding to executive complaints. This required great attention to detail to identify the fraud and the victims and address customers' concerns.

With the attention to detail I can be on top of the bills and repairs needed to maintain this complex. I believe the board needs to work to address maintenance and safety issues in a more timely manner. Our property values are affected by how well this complex is maintained. I encourage more homeowners to attend the monthly meetings and provide their input and concerns. This community needs to work together to keep everyone aware of any issues that need to be addressed.

I looked into the civil codes of the City of Ontario and verified that the guest parking was determined by the city at the time this complex was built and cannot be changed to accommodate those with more than 2 cars. We are required to have 1 parking space for every 6 units. We currently have 26 guest parking spaces which accommodates the 24 needed to meet the city's civil code and 2 handicap spaces.

I was also a member of the company diversity club for 20 years. There were at times as many as 5000 employees in the building where I worked. It was a joy to assist the diverse groups in the numerous events the Diversity club sponsored yearly. The events highlighted the creative uniqueness of the many cultures, races, and ethnicities. I assisted with informative displays that included artifacts, food and story boards which featured traditional dress, music, art, topography and the industries/economies. The employees loved sharing their cultures with all the other employees which enhanced the working environment and brought new perspectives and appreciation for others.

I was fortunate to be raised at a time when the world had to take stock of the atrocities of World War II. I was taught in the schools I attended and in my home that if you devalue any part of society then you are in jeopardy of devaluing all segments of society. This taught me to value all people and see how all our differences make us a stronger nation when we embrace our differences. I will continue to see value in all of our community. I believe by following the rules and regulations it shows respect to the community as a whole. It is important that everyone is treated the same, with respect.

I encourage homeowners to also vote for Kisha Moreland who is a longtime resident homeowner. Kisha has served on the board prior and is very knowledgeable on what is needed to maintain the complex and address safety issues.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Tammy Edrosa

To Cim Oaks IV residents;

My name is Tammy and am running to be on the Board of Directors, as I have been on the board in the past and would like to be on the board for this community. While I was on the board the members and the residents had an open communication and also with the management team. It is important to me that the board and its members communicate effectively with the residents, to keep them informed of upcoming activities, repairs, and what is required within the HOA. I know and understand the rules and regulations, and also the CC&R's for this HOA. This community needs some upgrades within the property I would like to work towards that. I would want this Board to work closely with the management team to respond faster to the residents, and for the board to have actual answers within a timely manner for the residents. As with being on the board i have worked on the budget before and understand how a budget works. We also have to understand how CD's work for the best of the HOA members. I would like to work on the following for this board.

1. Financial independence for the community, by keeping the HOA's dues at a minimum. maintaining CD's.
2. Replacing damaged wood / repairs, in a timely manner.
3. Lawns need to be cleaned up, replaced
4. Lights need to be fixed to where they stay-on when you are in front of them.
5. Play-ground needs to be replaced.
6. Up holding the CC&R's and rules and regulations.
7. Responding to Hearings in a timely manner with answers and not letting them go unanswered for over 3 months, without notification to the resident on where it stands.
8. If called to a hearing i would attend the hearing in person to give the residence conformation that i am here for them.

There is a lot more but doing the above will help the community feel safe and comfortable within their own home. I would like to continue to keep the extra activities within the community.

I have lived here since 2009 and have enjoyed my time here. i have been at my place of employment for over 26 years, and i enjoy it very much. I worked as a coordinator, job duties in that position was accounts payment/accounts receivable, ordering equipment/releasing equipment, quotes, budgeting jobs, i have moved to Petra Logistics which i do the same as above, but have add more responsibilities: such as customs clearance into the US and Canada, UK, i now work with all Data Centers all over the world.

Please consider the following member that I believe would be a great asset to the Board of Directors: Kisha Moreland, Teresa Zimmerman, Ana Chen and Myself, Tammy Edrosa.

Thank you and have a wonderful day.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Trebecca Jones-Woodard

Hello Cimarron Oaks IV Community,

My name is Trebecca (TJ) and I have been a member of the community for 8 years. Although I have never been on the HOA Board, I did create and direct the HOA Committee which was vital to ensure more votes were cast for the 2022 HOA Election and all residents of the community (not just property owners) were heard regarding their HOA concerns. I would say it was a successful group because their efforts were able to elect new HOA Board members.

My participation would continue to support HOA community efforts in safety, building and grounds upkeep, and community engagement. I hope to increase community activities to foster interpersonal connections. I believe that if this goal is met then community safety and cooperation between management and residents will improve to provide a better living experience.

Thanks for your consideration :)

CANDIDATE STATEMENTS
(Additional statements on reverse)

Kisha Moreland



I have been a resident of Cimarron Oaks IV Community from 2005 through the present (20+yrs). I served on the board for approximately 9yrs (2012 - 2021). In that time, I, and others, maintained good relations with our neighbors and the Property Manager. The home and community values were stable and common areas were maintained. We made sure the vendors that we obtained to make repairs were reputable and did good work. We secured fees and funds that became delinquent through legal and professional means. This enabled the board to keep the HOA fees low and not have it fall on other homeowners due to lack of payment. My goal is to make sure that integrity is reclaimed for the Cimarron Oaks IV property.

This includes but not limited to:

1. Upholding the CCR's and Rules and Regulations of the property
2. Accountable for individual actions of those who violate the common areas which we all enjoy
3. Making sure property values are maintained and protected for each and every homeowner
4. Ensure that homeowners and renters concerns are heard and acted upon
5. Facilitate and make an effort to get to know your neighbors while keeping in mind you can benefit from developing more connections in the community. This will strengthen the safety within our community as per the Neighborhood Watch Program.

Finally and most importantly, I believe that it is important to guard against misappropriation of HOA fees going forward. This is my vision for the community.

Please consider the information shared when placing your vote for the next Cim Oaks IV association board in voting for me Kisha Moreland, Jill Burbary, Fay Tammy Edrosa and Chen Anna Zheng.

CANDIDATE STATEMENTS
(Additional statements on reverse)



Hello Cimarron Oaks IV Home Owners

My name is Daniel Nunez and I am running to be a Board Member for a second year. My vision is to create a safe and positive environment and community. This is done by creating an atmosphere of trust and a sense of comradery where every individual residing here, whether owner or tenant feel respected, valued and are treated with dignity. If elected again, I will

continue to manage the association in a practical and sensible manner that treats all residents with the proper respect along in creating a tension free environment. This past year of 2023, I participated in several community events with the current board president Tiffany Williams Parra who spearheaded the National Night Out, Neighborhood Watch, and a Halloween Trunk or Treat Event in order to create a sense of community and I will continue with this approach. Also, I want to continue to create a safe environment in our community and address the issue of theft and trespassing by working closely with Ontario PD. I believe in the neighborhood watch system where the community looks out for one another. I am open to explore new ideas in making the community safer. Lastly, I believe in being a financially viable association and with my business background, I will evaluate our budget and explore different avenues on how to adjust our budget in order to try to prevent future increases to our monthly assessment fees. My goal is to explore solutions to our financial dilemma. Overall, I want to make our community a place where security is promoted but also an enjoyable place to live.

My professional background is that I have experience in property management as district supervisor that managed self-storage facilities. My position included overseeing operations and developing budgets. Currently, I am licensed clinical psychologist. I am also the co-founder and CEO of non-profit mental health clinic in Orange County. I will use all my experience and knowledge to make Cimarron Oaks IV a great place to live.

I have been an owner at Cimarron Oaks IV since 2008. I live with Sonia, my inspiring and cheerful wife of 20 years and with my wonderful dog, Bowie. I enjoy spending time with my wife and dog Bowie. I also enjoy helping people overcome personal obstacles in their lives.

Sincerely,

A handwritten signature in black ink that reads "Daniel Nunez, Psy D". The signature is written in a cursive style.

Daniel Nunez

CANDIDATE STATEMENTS
(Additional statements on reverse)

Tiffany Williams-Parra

Greetings Cimarron Oaks IV Homeowners Association Members,

My name is Tiffany Williams-Parra and I'm excited to announce my candidacy for a position on the Cimarron Oaks IV HOA Board of Directors for the third year. Last year we continued to work to build community involvement to develop healthy relationships between residents. When you develop an "Extended Family" type mentality for your neighbors it's so much easier to co-exist. We have made some strides in getting repairs completed and were able to manage the budget where we did not need to raise our assessment fees even with the prices of labor and materials on the rise. I'm dedicated in continuing to work closely with Lordon Management and the other board members to create a community atmosphere that truly feels like home.

For those of you who don't know me, I have lived in the Cimarron Oaks HOA for almost 11 years and have thoroughly enjoyed my time here except when we've had an abundance of petty HOA violation letters and parking issues which are starting to get better since I've served on the board. I have a loving spouse, who I have been married to for 5 years, a wonderful son and beautiful stepdaughter. In my spare time, I write books that inspire women to tap into their greatness and I volunteer at Just Us 4 Youth in Pomona and the West End Animal Shelter.

Cimarron Oaks IV HOA board members must know how to plan and understand the budget, manage the association's finances, deal with disputes, discuss and carry out ideas, and listen to the membership. We as a community have gotten better but we're still missing the mark on certain issues and need to continue to work together with the community in mind and not just our own

I believe my background in Human Resources and Payroll as well as my 11 years of working for as the right hand of the CEO at the GDR Group and Robert R Redwitz & Co. make me an excellent candidate for the job. I have an established relationship with OPD and our local government and will continue to work with the elected members of the board to do what we can to help keep our community safe. I currently serve on the Cimarron Oaks IV HOA Board as President for the last year. Even though there has been some resistance since I've stepped into this position, I have made some great strides in bringing the community together. There's been some positive changes in the management of the community, and I will continue to work diligently to make this community feel like home to our residents instead of as some have said, "a prison". Through much research and relationship building with our management company in the last year, I know what this job entails and believe I have developed the necessary experience to continue to do it well. I am also very enthusiastic and give my all to every job that I am given. I am ALL about community involvement and will continue to develop ways for us to thrive here at the Cimarron Oaks IV HOA Community.

These are my goals for the community:

1. Continue to work with OPD and our local government to add additional resources to help keep the community safe. (We will be planning another National Night Out to build the relationships between us and the members of the City who serve our community)
2. Develop better options for growing our financials and making them work for us. (CD's are not the answer and we need to look into other options)
3. Continue to organize community events to help residents get to know each other. (When you know your neighbor.... you protect your neighbor.)
4. Getting back to focusing on creating community committees to help keep more eyes on our community. We have developed a Safety committee and a Welcome committee that will start meeting regularly this year.
5. Working closely with our property manager to make sure any pressing structural issues are addressed in a timely manner.

If you like me and believe in my goals, please vote for me in the next Cimarron Oaks HOA Board of Directors election! Thank you!