



The Westridge 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.

TRITZ - Anabel Estrada
1525 East 17th Street, Suite A
Santa Ana, CA 92704

February 11, 2026

A Meeting of the Members will be held as follows:

Date: March 19, 2026 (All mailed ballots must be received by us by March 18, 2026)
 Time: 7:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/westridge)

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 Westridge Community Association bylaws define a quorum as “one-third (1/3)” of the voting power of the association, or 134 members. This quorum requirement is lowered to 20% (80 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!**

TRITZ - Anabel Estrada
1525 East 17th Street, Suite A
Santa Ana, CA 92704

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
(Additional statements on reverse)

Harold Fraser

My wife and I have been residents of Westridge since 2008, and I have been a board member since Spring 2025. Since January 2024 I have been a retired professor from California State University, Fullerton where I was employed in the College of Business for 18 years. Prior to that, I was a business executive in the entertainment industry. As a board member, it is my goal to be of assistance to my community through various ways as needed. I attend monthly board meetings and also monthly landscape meetings with our landscape firm.

Tiffany Uhm

I'd like to join the board to help make a difference in our community.

CANDIDATE STATEMENTS - Additional statements on reverse

Priti Patel

2061 S. Mcspaden Ct

La Habra, Ca. 90631

Subject: Self-Nomination Westridge Community

Dear Members of Nominating Committee,

I Priti Patel am writing to formally submit my self-nomination for a position on the Westridge Homeowners Association board for upcoming term.

I have been a resident of our community for two and half years and consistently demonstrate a strong commitment as well as attending meetings regularly.

I can professionally and personally bring valuable skills to the board with my 29 years of experience in the hospitality industry as a supervisor including my financial business experience, leadership, communication skills, problem-solving, and property management knowledge.

My vision is a well-managed, financially responsible community that protects property values while treating homeowners fairly and consistently. With 400 homes, I believe strong financial oversight, long-term reserve planning, and compliance with California HOA law are essential. I am committed to fulfilling the board's fiduciary duties, working collaboratively with fellow board members and management, and maintain clear, transparent communication with homeowners.

As a board member I would like to accomplish to help maintain a well-run, financially sound community where homeowners are treated fairly and issues are addressed, communication is clear, encouraging homeowners to participate in regular meetings, and our beautiful community remains a great place to live.

I would be honored to serve our community and respectfully ask for your consideration in the upcoming term.

Sincerely,



Priti Patel