



**Rancho Etiwanda Estates
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 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.

NAIDIN PERALTA
FirstService Residential
9130 Anaheim Pl
RANCHO CUCAMONGA, CA 91730

May 26, 2026

A Meeting of the Members will be held as follows:

Date: June 29, 2026 (All mailed ballots must be received by us by June 28, 2026)
Time: 5:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/etiwanda)

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 Residential - 9130 Anaheim Pl, Rancho Cucamonga, CA 91730**

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 Rancho Etiwanda Estates Maintenance Corporation bylaws define a quorum as "51%" of the voting power of the association, or 323 members. This quorum requirement is lowered to 20% (127 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!**

NAIDIN PERALTA
FirstService Residential
9130 Anaheim Pl
RANCHO CUCAMONGA, CA 91730

**Rancho Etiwanda Estates
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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)

Roman Balli

I've never attended anything regarding this. I've been living here for more than five years now and I am mainly a fed up, concerned resident who has had it with how much money has been spent on monthly assessments and what little output has happened with the community. Absolutely disgraceful and pitiful, in my honest opinion. I do not even feel that my time is worth spending for something as a commitment as this because of how many altercations I have been in with other residents simply by getting into the gate. Acting like petty children and nearly striking my vehicles, the cameras record everything. Even though they seem pointless, just like the security team and the HOA building in Rancho Cucamonga. There's a litany of concerns...also, I denominated Carl Clifton because one time when there was a holdup at the center gate entrance I simply honked my horn because a line started forming into oncoming traffic and he was out of his car already and had the gall to tap on my window, with his ring. I then called him out and told him this was your idea, as he looked dumbfounded. I found out he originally wanted the spot I live at, so that explains why he doesn't like me. Like how there have been these Halloween trunk contests and Christmas light decoration contests and such, I guess that's alright if you consider that inclusive. So many people blow through stop signs and speed through our streets, like the problem is the certain ones living in the damn neighborhood. That's the sad part about all of this. I don't even feel safe in the damn community I live in because of so many idiots I've seen here on the streets. I have big ideas but I don't share them, like candy. I'm sick and tired of hearing nothing but talk and nothing done. Simply put.

Carl Clifton

Dear Friends & Neighbor's

I am running for another term on the Rancho Etiwanda Estates Board of Directors. There always seems to be more projects to tackle and improvements to be made to keep our community situated as one of the most sought after Gated HOA's in Rancho Cucamonga. The incoming Board will be looking at things like street repairs, increased security patrols, landscaping and street tree replacements. Also a lot of effort goes into the monthly inspections of individual homeowner's & renter's yard maintenance, painting and improvements which helps to protect everyone's property values. With your vote I will do my best to make REE a great place to call home. Welcome Home!

Chris Little

As a 10-year resident of Rancho Etiwanda Estates and homeowner on Crimson Place since February 2024, I am deeply invested in protecting and enhancing our community.

My career as a journalist and News Director at KFI Radio has equipped me with strong skills in communication, conflict resolution, financial literacy, and strategic planning — all essential to effective board leadership.

Most recently, I played an instrumental role in organizing the community's legal challenge against the City of Rancho Cucamonga's approval to double the density of the Etiwanda Heights Neighborhood and Conservation Plan. That effort reflects my commitment to standing up for residents' interests and preserving the character of our neighborhood.

I bring professionalism, transparency, and a proven track record of advocacy to this role. I would be honored to serve on the board.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Ankur Patel

My name is Ankur Patel, and I am honored to submit my candidacy for the Board of Directors of Rancho Etiwanda Estates Association. I bring over a decade of progressive leadership experience in HOA and community management, including oversight of large-scale master-planned communities, complex portfolios, and onsite operations. Throughout my career, I have partnered closely with Boards, city agencies, and residents to strengthen governance, improve service levels, and support long term community success.

Professionally, I currently serve as the Director of Community Management for a Homeowners Association Management Company, where I lead a regional team responsible for our company operations and homeowners associations across the Inland Empire.

What I hope to bring to our own community is simple: stability, transparency, and a strong commitment to preserving the value, livability, and long term health of our neighborhood. My background in budget development, capital planning, vendor oversight, and CC&R compliance gives me a strong foundation to help guide responsible decision making. Equally important, I believe in listening, engaging respectfully, and ensuring that every homeowner feels heard.

If elected, my priorities would include:

- Strengthening financial planning and protecting our reserves
- Supporting thoughtful, well managed projects and maintenance

I care deeply about where I live, and I believe our HOA functions best when we have informed, balanced, and forward thinking leadership. I would be grateful for your support and the opportunity to serve our community.

Thank you for your consideration.
Ankur Patel

Jonathan Villanueva

Over the past two years I have served as a member of your HOA's board of directors. I have worked diligently to enhance our neighborhood and fulfil the commitments I made during my election. One of my primary initiatives has been addressing key concerns raised by residents, including the implementation of a long-term solution at our entrance gates with the addition of a two-lane entry system to facilitate easier access for homeowners. Additionally, I have consistently advocated for community events to foster engagement and help members connect with new neighbors. I have collaborated closely with our security services to clarify expectations in order to improve resident safety, and contributed to streamlining the architectural approval process for home improvement projects. Throughout these efforts, I have continued to ensure proper oversight of HOA operations to maintain our community's appearance and standards. While significant progress has been made, there is more to accomplish. I respectfully ask for your support so I may continue working toward sustained improvements for our community.

Justin Felipe

No statement was provided by this candidate.