

**Summerwind Trails East Association**

c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Rachel Berry
Keystone Pacific
800 N. Haven, Suite 300
Ontario, CA 91764

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. Two 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.

July 20, 2026

A Meeting of the Members will be held as follows:

Date: August 20, 2026 (All mailed ballots must be received by us by 12:00 PM on August 20, 2026)
Time: 7:30 PM
Location: via Microsoft Teams (Microsoft Teams info will be posted at: www.TheHOAElectionGuys.com/summerwind)

If you do not have the ability to access Microsoft Teams, the following physical location will be available with a device to access the Microsoft Teams 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 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 Summerwind Trails East Association bylaws define a quorum as “25%” of the voting power of the association, or 159 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!**

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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)

Dr. Princess Charles-Johnson (Incumbent)

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

Since stepping into my role on the Board in 2026, my primary objective has been to serve as a distinguished and discerning voice for our residents. I am seeking election to ensure our leadership remains profoundly attentive to the community's evolving needs. My goal is to sustain this trajectory of mindful governance, ensuring Summerwind Trails East continues to embody the highest standards of safety, aesthetic appeal, and community cohesion.

WHAT IS YOUR BACKGROUND?

My background is rooted in **educational leadership**, a discipline centered on strategic vision, fiscal responsibility, and diplomatic problem-solving. This executive experience allows me to approach community governance with both analytical precision and a collaborative spirit. I have already put this expertise into action by championing our community's interests at the municipal level. Recently, I actively engaged with city officials regarding upcoming public works projects, ensuring our neighborhood's voice was heard. My advocacy focused sharply on mitigating external risks and safeguarding the security and well-being of our community's children.

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

My vision is to elevate Summerwind Trails East into a benchmark for master-planned community living—one that prioritizes both property value preservation and an exceptional quality of life. During my tenure, I intend to focus on:

- **Strategic Optimizations:** Identifying refined solutions to enhance our existing community assets and elevate our neighborhood's overall standard of living.
- **Vigilant Safety Advocacy:** Maintaining a proactive stance with local government entities to protect our infrastructure and ensure city projects never compromise our children's safety.
- **Transparent and Intentional Governance:** Fostering an atmosphere of open communication where board decisions are strictly aligned with the long-term interests of our homeowners.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Kevin Ramirez (Incumbent)

No statement was provided by this candidate.

Brandon Saylor

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

I believe our community deserves strong leadership that is transparent, accountable, and responsive to the homeowners. Many homeowners feel their concerns have not been adequately heard or addressed and I want to help rebuild trust by ensuring decisions are made with the best interest of our community at the forefront. Together, we can make our community successful and something we are all proud of.

WHAT IS YOUR BACKGROUND?

Professionally, I have led large-scale health and safety, governance, and compliance programs for multiple Fortune 100 companies where I have been responsible for managing complex projects, budgets, risk and communication.

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

If elected, I will advocate for:

- Greater transparency from the Board in terms of decision making and spending.
- Lower costs to our homeowners.
- Community focused events.
- Clear and consistent communication with the community.
- Practical solutions that keep community support at the forefront.
- Enhancing the quality and value of our neighborhood for current and future residents.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Fred Walker

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

I AM A HOME OWNER, IN THE ASSOCIATION, OF SUMMIT WIND
I CAN LOOK OUT FOR OUR MEMBER, I WOULD BE A VOICE FOR
AND BY THE PEOPLE

WHAT IS YOUR BACKGROUND?

I WAS THE PRESIDENT OF FOOTBALL, BASKETBALL, BASEBALL ASSOCIATION
I SERVED 21 YEARS IN THE AIR FORCE, I WORK AS CAMPUS SECURITY AT
YUCAIPA HIGH SCHOOL, FOR 21 YEARS, 43 YEARS AS SPORTS OFFICIAL, AND
CONTROL 3,000 KIDS

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH
DURING YOUR TERM OF OFFICE?

MAKE SURE EVERDARE IS SERVICE CORRECT, FIND OUT IF COSTO
IS COMING TO AREA, I HEAR A FREEWAY IS CUTTING FROM
10 TO 60 FWY
WATER RIGHT, SPEED BUMPS ON LITTLE LEAF
GET A COMMUNITY POOL

CANDIDATE STATEMENTS
(Additional statements on reverse)

David Zaitz (Incumbent)

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

I would like to serve as a board member to help create and maintain a community that protects homeowners' investment, promotes a safe and welcoming neighborhood, and preserves a thriving, well-maintained landscape. I am committed to supporting decisions that enhance property values, improve quality of life, and ensure our community remains a highly desirable place to live.

WHAT IS YOUR BACKGROUND?

Hold a degree in Business Administration and have approximately 30 years of experience in various aspects of government and the real estate industry, including housing policy, multifamily loan underwriting, loan servicing, and code enforcement. Through that experience, have developed a broad understanding of the industry. I believe my knowledge and experience would enable me to make a meaningful contribution to the Board and effectively support its mission and objectives.

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

I envision a community where homeowners, the Board of Directors, and local government agencies work collaboratively to maintain a safe, attractive, and well-managed neighborhood. Our community is located near a public park, a school, and vacant land, all of which can directly impact our quality of life. Issues originating from these neighboring areas can affect safety, property values, and residents' enjoyment of the community.

To strengthen communication and cooperation with local agencies, I believe the Association would benefit from establishing a Government Relations Committee. This committee could serve as a liaison between homeowners, the City, and the Sheriff's Department. The committee could educate homeowners about City services that can help maintain and improve the community and identify neighborhood concerns, maintenance issues, and public safety matters to appropriate City departments and the Sheriff's Office.