



**Palm Terrace Villas 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 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.*

Aborn Powers - Marlene Balch  
2023 Chicago Ave #B28  
Riverside CA 92507

November 3, 2025

A Meeting of the Members will be held as follows:

Date: December 8, 2025 (All mailed ballots must be received by us by December 7, 2025)  
Time: 6:30 PM  
Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/palmtree](http://www.TheHOAElectionGuys.com/palmtree))

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 Clubhouse**

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 Palm Terrace Villas Homeowners Association bylaws define a quorum as "one-third (1/3)" of the voting power of the association, or 16 members. This quorum requirement is lowered to 20% (10 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](mailto: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!**

Aborn Powers - Marlene Balch  
2023 Chicago Ave #B28  
Riverside CA 92507

**Palm Terrace Villas Homeowners Association**

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

**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**

### **Tracy Bomberger**

Hello, my Name is Tracy Bomberger and I live in 673. I am running for a seat for the Palm Terrace Villas Homeowners Association Board (HOA) Board. I have lived here for just about over five years. I have been visiting our community for over 50 years. My step-mother had lived here since 1973 and my father since 1977.

I retired several years ago. My background is in fiscal, policy and procedure, case management, staff supervision, safety, and facility project management. My last few years employed was making sure the facilities used were safe for the customers and employees and staff have the necessary equipment and resources to do their job. Work included purchasing appliances, furniture, and other equipment for our facilities.

I have experience with the budget cycle from start to end. I created budgets for various programs and followed those budgets to make sure we were within spending for the entire budget.

I created documents for policy and procedure for several programs for staff and department implementation. These documents were based on direction from federal and state agencies. I was also responsible for staff training and creating training material.

It is a pleasure to be able to run for the board and am looking forward to participating with HOA Board and community members to make Palm Terrace Villas an even better community.

### **Thomas Cook**

My name is Thomas Cook, and I am honored to run for a position on our HOA Board of Directors. Like you, I value our community as not just a place to live, but a place to truly call home. I believe an effective board should listen, communicate openly, and act in the best interests of all homeowners.

If elected, my focus will be on transparency, fiscal responsibility, and preserving the quality of life that makes our neighborhood special. I want to ensure homeowners are always kept informed, that our budget is managed wisely, and that projects are prioritized in ways that protect both our property values and our sense of community. I am committed to fostering open dialogue and respectful discussion so that every homeowner feels heard.

My experience as a business owner has prepared me to navigate complex budgets, evaluate difficult decisions, and represent our community with fairness and integrity. I am committed to serving with professionalism and respect, and with your support, I hope to bring steady leadership and positive energy to our board.

Thank you for your consideration.

## CANDIDATE STATEMENTS

### **Melanie Craig**

My name is Melanie Craig and I have been on the board for approximately 2 months. I have lived in this beautiful community since March 2025 and have loved every minute of it! I am a local to Redlands and attended California State San Bernardino earning my Psychology degrees. Lived in Carlsbad, CA for almost 30 years but moved back here to be near my Mother, Annette Weis, who has lived in Redlands since 1985. My vision for the Association is to bring back the beauty in our community that has been missing for many years based on feedback from long term residents who live here. I want to ensure the community is safe and accepting of all who are lucky enough to reside in this amazing community. I am fair and impartial but firm. I have attended all but 1 meeting since I moved here due to work travel requirements. I make every attempt to ensure I will be present for all meetings moving forward if work allows this. I work for a large global pharmaceutical company that requires I travel often and have been doing this since 1999. I am tasked with overseeing clinical trials on human participants and ensure they are safe during these trials. I hope to continue to within my industry until I retire.

### **Shane Barbao**

*No candidate statement was provided by this candidate.*

## CANDIDATE STATEMENTS

### Edward Morgan

Hello everyone, it's your neighbor Edward Morgan, and it's that time again for our community to vote on a Board of directors and I am again asking for your vote. I have been coming to the PTV community for almost 30 years and have loved living here almost 21 years. Since joining the PTV board, I have been deeply engaged in improving our finances, proactive community maintenance, and community improvement. Since joining the board, I have always respected all homeowner questions, concerns and always have been available day and night to address the issues that matter to our community. I believe that straight talk, honesty, and timely responses are a prerequisite for any board member, and I will continue to commit to providing all of these to our entire community. Upon taking on the role of a board member for PTV, our community finances (Reserve and Operating Accounts combined) totaled less than \$8,000.00. We were met with a massive list of neglected items within our community. I have made it a priority to balance the needs of our community with the fiscal legal requirement to build our financial obligations to a safe and legal level.

Since joining the PTV Board I have:

1. Provided critical oversight and board member collaborative management of the PTV finances with a laser focus on improving the grossly deficient levels within our operating and reserve accounts.
2. The safety of our community is Paramount to me, and I have been solely responsible for monitoring our camera systems; resulting in intercepting and providing security feedback to both the Redlands PD and our homeowners. I have taken proactive steps to advise, and provide community awareness and education to the PTV current Board members on the safety of our community to ensure we will have working security camera systems around our property.
3. Established a clear short, and long-term plan for repairing, improving, and upgrading all areas of PTV.
4. Established a panel of reliable vendors that provide proactive services to our community while ensuring PTV receives professional services at the lowest cost.
5. I have made myself available to be the direct first line board member to communicate all hours of the day and night to resolve both financial and maintenance concerns with our community.
6. To date, the board has been able to raise our reserve funds from less than 2% funded to now just under 25% while simultaneously having completed several projects for the community to include, repairing our irrigating systems, multiple major water leak emergencies, the replacement of severely aged roofs, tackling decades of overdue tree and shrubbery maintenance, just to mention the top items.
7. I have been the direct first line board member to communicate day and night with both our management company and our vetted service vendors.
8. I have been a critical board member assisting our move from two previous incompetent management companies that have mismanaged our community and finances, to a now open, reliable, and proactive management company that cares about our community and provides reliable professional honest services.
9. Over the years, our community has seen great decline due to a lack of proper management, attention to details, proactive preventative and a future predictive preparing vision. Since being on the PTV board, I make it a point to take my time to carefully walk our property with a keen eye identifying issues of need and have been proactive in improving the appearance and maintenance of our community.

This is my home, this is our home, and I am again asking for your vote so that I may continue tirelessly serving our community in every way that I have and that I can.