



Victoria Estates Master Association

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

JoAnne Young
Lordon Management
1275 Center Court
Covina, CA 91724

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

June 10, 2026

A Meeting of the Members will be held as follows:

Date: July 14, 2026
 Time: 7:00 PM
 Location: The Clubhouse
 All mailed ballots should be received by us by July 13, 2026.

Ballots may be mailed in or submitted to the Inspector of Elections at the meeting. ALL ballots must be received prior to the start of the Membership Meeting, at which time the polls will close.

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 Victoria Estates Master Association bylaws define a quorum as “a majority” of the voting power of the association, or 224 members. This quorum requirement is lowered to 20% (90 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!**

JoAnne Young
Lordon Management
1275 Center Court
Covina, CA 91724

Victoria Estates Master Association

c/o The HOA Election Guys - VEMAFILE
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
(Additional statements on reverse)

Russ Byers

Question: Why would I want the thankless job of being on the board?

My Answer: Because someone has to do it. And it has to be someone that recognizes their fiduciary duty to maintain property values through the upkeep of community appearance and the sustaining of financial stability. I understand that duty and throughout my time serving on the Victoria Estates board and Finance Committee I have made decisions that align with that responsibility.

My efforts preparing budgets for annual operating expenses and necessary contributions for a strong reserve fund have kept our financial picture bright.

If elected to another term I will continue to adhere to our governing documents when making decisions for the association.

I have the time to give and the experience necessary to be an effective director. I ask for your vote and thank you for your consideration.

CANDIDATE STATEMENTS
(Additional statements on reverse)

John Rivera

I've always been interested in serving my community and as it turns out, this is milestone year as I will be retiring and seeking more involvement within our residential area with the intent to have a positive impact on all of my neighbors. I am retiring as a VP of R&D for a medical device company, whereby I have impacted 100s of thousands of lives by innovating and developing novel neuromodulatory therapy solutions. And now my goal is to use that same level of inspiration and apply it to our community endeavors.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Mary Ann Larrieu

Dear Victoria Estates Residents,

My name is Mary Ann Larrieu, and I have been a proud member of our community since 2003. My husband, Greg, and I moved here with our four sons, and over the years we have truly come to appreciate the unique character and warmth of Victoria Estates.

It has been my privilege to serve on the Victoria Estates Master Association Board of Trustees for the past two years. In my current role as treasurer, I have focused on ensuring that our HOA funds are managed responsibly and invested wisely to help offset monthly dues while supporting the long-term financial health of our community.

Looking ahead, I hope to continue this work and collaborate with the community and the board to maintain the high aesthetic standards that protect our property values. One recent example is the board-approved pool replastering project—an improvement that has already made a noticeable difference. If you haven't had a chance to see the results, I encourage you to take a look.

We are also partnering with the Security Committee to enhance lighting throughout the neighborhood: an effort aimed at improving both safety and visibility. If you have not yet participated in one of our committees, I warmly encourage you to get involved. Our community is strongest when residents share their ideas, perspectives, and talents. Your input truly helps guide the board in representing your interests effectively.

I respectfully ask for your vote so I may continue serving our neighborhood and supporting the values and improvements that make Victoria Estates such a wonderful place to live.

Sincerely,
Mary Ann Larrieu

CANDIDATE STATEMENTS

(Additional statements on reverse)

Edward Sierra

My name is Edward Sierra and I am running for a seat on the VEMA Board. My wife Marelle and I have lived in Victoria Estates for 10 years. For four years I served on the Board, my term ending three years ago. I seek your vote to reverse trends taken by the Board over the past three years.

The first issue is the monthly VEMA dues. In 2023 the dues were \$172.00, in 2024 \$184.00, in 2025 \$193.00 and are now \$210.00. During this time our reserves have dropped. How is it possible that dues can increase so much yet have our reserves drop? Wasteful spending. As an example, yet not the only one, a couple of mailboxes on the Belmont loop had decorative stones adjacent to them. These stones have been there since the community was founded. These stones were often overrun with weeds, an obligation that should have been given to Natural Green to remedy by spraying or pulling them out. Rather than that, the Board decided to spend \$4,500 to replace the stones with sections of concrete.

The second issue is the violation of the Brown Act. This act requires, among other things, to have a record of each and every decision of the Board. One current Board member sued VEMA and the Court ruled in his favor finding the Board had violated the Act. At the present time, the Board has repeatedly made decisions outside of the Board room and failed to ratify their acts. This has been going on for over six months. There is no record of the decisions. Why? Without a record, no one knows what the Board has done or not done.

The third issue is the favoritism exhibited by the Board in their decisions whether or not to require owners to comply with our Governing Documents. If you were a friend or a Board member you were going to be treated leniently at worst or permitted to continue indefinitely.

The fourth issue relates to projects that have been proposed yet languish in uncertainty. We share a border with the LDS church along the southern portion of Keltic Lodge. The fence is owned by the church. Certain parts of the fence have failed and we were hopeful the Church would allow us to pay for curved spikes at the top to dissuade the regular entry into the community by outsiders. That effort was curtailed and the project has effectively stopped, with no plans going forward.

A fifth issue is the regular renewal of contracts with Natural Green and Lordon Management. I would hope you would agree with me that these businesses should compete with other companies the next time their contracts are up.

I will say one positive thing about the Board. They have agreed to my proposal to install a "Little Library" on community property near the Clubhouse. My wife and I have purchased it and it will be installed soon - or at least we hope so.

Please join me in seeking a new direction for the Board - one that is fiscally responsible, follows the law, treats all owners equally, and gets jobs done.