

**Hillcrest Estates 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. 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.

PCM - Melissa Sanchez
27051 Towne Centre Drive, Suite 200
Foothill Ranch, CA 92610

June 19, 2026

A Meeting of the Members will be held as follows:

Date: July 22, 2026 (All mailed ballots must be received by us by July 21, 2026)
Time: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/hillcrest)

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 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 Hillcrest Estates Community Association bylaws define a quorum as “25%” of the voting power of the association, or 47 members. This quorum requirement is lowered to 20% (37 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!**

PCM - Melissa Sanchez
27051 Towne Centre Drive, Suite 200
Foothill Ranch, CA 92610

Hillcrest Estates Community Association

c/o The HOA Election Guys - HillcrestEstatesFILE
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!)

Irwin Arluk

I have until recently been a member of our board for many years. I worked to improve our security and to keep our dues down. I would like to return to the board and continue to work to improve our community.

Tony Bramian

I have lived in HillCrest Estates for five year. I am currently serving on the board. I have been on the board for two years. One of my accomplishments has been the establishment of the Neighborhood Watch Program at HillCrest Estates to enhance our security. My professional background spans many years of technical and managerial experience, as well as practice as a patent attorney. My vision for HillCrest Estates is to see our community thrive. This can be achieved by community volunteers working together to maintain our common areas, increase property values, and enhance the security for our community. I have been attending the board of directors meetings every month.

Ali Ghalambor

1) How long have you been a member of the association? 16 Years

2) If you are currently on the board - how long have you been in this role? Any accomplishments you want to point out? I have served on the Board for the past three years, as President, Vice president, and Director-at-Large. During this period the Board was able to accomplish the following:

1. Created a Neighborhood Watch Program for the Community to increase its safety and security
2. Increased the efficiency and effectiveness of the landscaping at lower cost
3. increased the frequency of street sweeping
4. Implementation of new processes and equipment for entry and exit gates at a lower cost, and increased the security services by addition of night patrols
5. lowering the cost of the HOA management
6. All above were instrumental in lowering the HOA dues at a time when other communities in the area had their HOA dues substantially increased due to higher cost of services and materials.

This statement continues on reverse

Ali Ghalambor – *continued from reverse*

3) What is your background?

1. Holding nearly 50 years of experience in the field of energy exploration & production in industry & academia
2. Familiarity with multicultural communities as I have conducted consulting & training in 50 countries
3. Administrative, directorships, management, technical, professorship, and research positions and skills in the upstream energy industry, major institutions of higher education, and in one of the largest private foundations in the world (with budgeting and oversight of 100s of millions of dollars portfolios)
4. significant experience in the auditing and accreditation of engineering programs in higher education nationally and internationally
5. Member and/or Chair of many professional Boards and Commissions at national and international levels
6. Initiator of numerous efforts that resulted in raising millions of dollars of funds for charities and educational endeavors
7. Serving as a volunteer with the Laguna Niguel Police Services for the last five years, assisting the deputies with safety and securities issues in the City.

4) What is your vision for the Association?

1. Strong believer in the pragmatic involvement of homeowners in Community affairs
2. Implementing processes for annual review of the Community Guidelines for relevancy and deficiencies
3. Setting Key Performance Indicators for the effectiveness of the HOA Management
4. Increasing the participation and involvement of the homeowner in issues relevant to the Community
5. Create networking opportunities among the Community residents through virtual means & social events
6. Accessible to the residents and being proactive to resolve and assisting them with their concerns & needs
7. Strive to showcase Hillcrest Estate as a model community among its peers
8. Explore options for maintaining and elevating services without increasing the HOA fees
9. Transparency and accountability on expenditures with the best intentions and for the best outcome
10. Ensure a fair and unbiased opinion and an eventual vote to all matters brought before the Board.

5) What do you hope to accomplish as a board member? In addition to maintaining the above stated accomplishments of the past three years, the Board will be working to implement the following

1. improvement in the camera and visual security, which will also assist with the ease of entry and exit for the residents and visitors
2. Resurfacing of the community streets
3. Increased beautification of the community in general
4. Stronger communication between the Board and the community
5. Be cognizant of cost savings where possible
6. Continuous review of the Community of CC&R to update and process that requires updating and improvements.

6) How regularly do you attend board meetings? As a Board member for the past three years, I have attend all the Board meetings during my service period.

7) Have you ever served on a Board of Directors before (for an association, non-profit, company)?

YES

Candidacy Statement – Michael Goodin

I am pleased to submit my candidacy for re-election to the Hillcrest Estates Board of Directors. It has been an honor to serve our community, first as Secretary and now as President, and I would welcome the opportunity to continue working on behalf of our homeowners.

During my time on the Board, we have focused on practical improvements that benefit the entire community. Working together, the Board helped reduce monthly dues by \$30, bringing them to \$300, while maintaining core services. We also streamlined our security operations by consolidating gate and patrol services under a single provider, improving coordination, accountability, and ease of access for residents.

We transitioned to a new landscaping provider, resulting in visible enhancements throughout the community and a renewed focus on maintaining the appearance and overall quality of our shared spaces. In addition, the Board has prioritized proactive community safety initiatives designed to better protect our neighborhood.

We also took steps to improve parking compliance and overall street conditions, helping keep roadways clear and accessible. As part of this effort, we implemented consistent evening patrols, with a dedicated patrol vehicle circulating through the community to support fair and uniform enforcement of community rules.

Finally, we engaged a new professional management company to support the Board and homeowners with more timely communication and day-to-day responsiveness, helping ensure that resident concerns are addressed more efficiently.

If re-elected, I will continue to focus on fiscal responsibility, community safety, and maintaining the quality and value of our community, while working collaboratively with fellow Board members and residents.

Thank you for your consideration.

Michael Goodin

CANDIDATE STATEMENTS - Statements are on both sides of this page

Hillcrest Estates Community Association

Board Candidate Statement

Robert Kratochvil

As the Association's Treasurer since September 2024, I have led the Association to significantly improve its financial position, including a 100% funded reserve balance, while simultaneously reducing the monthly HOA dues by 10% (from \$330 to \$300). I have led these accomplishments by astute investment of reserve funds, smart spending practices, proficient scrutiny of contracts and payments to contractors and vendors, and skillful budget development and monitoring. I also created standardized Procurement Policies and Procedures (PPPs) to help ensure the Association obtains the best quality goods and services at fair and reasonable prices and to help Board Directors and Property Managers carry out their fiduciary and ethical responsibilities with objectivity and impartiality.

I have also served prior tenures as the Association's Board President and Vice President from November 2020 to September 2023 and led many improvements including the setup and restructuring of Association Committees, the upgrading of gates and security systems, and the creation of internal controls over financial and budgetary processes.

I believe that the primary objective of HOA Board Directors is to work together as a team to make thoughtful and well-informed decisions about what is best for the Community as a whole. I believe that all Community residents are entitled to "quiet enjoyment" of their property and the Board Directors should serve to help maintain that environment while simultaneously enforcing the Community Rules and Regulations (CCRs). I believe Board Directors should **not** serve to pursue personal agendas and/or benefits, feed their ego, or create conflicts with or among other residents in the Community.

Best Regards,

Robert Kratochvil, CPA (retired), MBA