



**Parkcourt Place Condominium Association**

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

Tammy Hernandez  
Lordon Management  
1275 Center Court Drive  
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. 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.*

August 26, 2024

A Meeting of the Members will be held as follows:

Date: October 8, 2024 (All mailed ballots should be received by us by October 7, 2024)  
 Time: 6:30 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/parkcourt](http://www.TheHOAElectionGuys.com/parkcourt))

**Physical location to attend the zoom meeting: 2421 S. Archibald, Ontario CA, 91761**

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 Parkcourt Place Condominium Association bylaws define a quorum as “a majority” of the voting power of the association, or 56 members. This quorum requirement is lowered to 20% (22 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!**

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Lordon Management  
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Covina, CA 91724

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c/o The HOA Election Guys - ParkcourtPlaceFILE  
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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

### **Armida Ruiz**

Dear Fellow Homeowners,

I am excited to announce my self-nomination for a position on the Homeowners Association (HOA) Board of Directors. As a dedicated member of our community, I am committed to serving our neighborhood and contributing to its success and well-being.

With a passion for fostering a sense of community and enhancing the quality of life for all residents, I am eager to bring my skills and experience to the Board. I believe in open communication, transparency, and collaboration to address issues, make informed decisions, and ensure that our community thrives.

If elected, I will work diligently to represent the best interests of ALL homeowners, uphold the rules and regulations of our community, and help create a welcoming and harmonious environment for everyone. I am dedicated to listening to your concerns, advocating for positive change, and working together to make our neighborhood a place we are all proud to call home.

I humbly ask for your support and trust in my candidacy for the HOA Board of Directors. Together, we can make a difference and shape a bright future for our community.

Thank you for your consideration.

Sincerely,

Armida Ruiz  
HOA Board of Directors Candidate

### **Martha Silva**

I have served on the board for approximately 5 years. Before becoming a member I would attend the meetings to stay informed of the ongoing issues and updates. Now I provide suggestions to improve the property, present vendors to the other board members to beautify the property, provide quality, quantity and fair prices.

I attend the scheduled walk throughs of the property with Mrs. T. Hernandez and other board members, in doing so we can see what has improved or requires attention.

As long as I remain on the board, I will continue to strive for better improvements and curb appeal to the Parkcourt property.

Thank you.

## CANDIDATE STATEMENTS

### **Patricia Zepeda**

2024 Parkcourt Place Nomination for Candidacy Patricia Zepeda

#### **My Personal Background:**

I married at a young age and had two children. I soon became “single” and head of the household. I worked for a company for a large variety of physicians and specialties in clinics. In addition, I managed several specialty clinics until I retired. Throughout the years my children and I continued to do fine and eventually they moved out and I was single homeowner. Eventually I retired and yes, I still live in our community.

#### **My Experience as an HOA Board Member:**

It has been over 25 years and I am still on the HOA Board. Throughout the years we have made many improvements such as lighting in our community and paving our streets just to name a few. More importantly, we have also replaced roofs in section one and we are continuing with the rest of the park next. One “newer” improvement is the lighting in the Park. For example, we added more lights throughout the community and in addition, we have placed lighting higher up in order to illuminate more of our Park. Currently, we are in the process of cutting down and removing many trees in our community. With just these improvements we continue to move forward towards a safer Park.

*No statements were provided by these candidates:*

**David Duarte**

**Erick Trujillo**

## 2024 Parkcourt Place Nomination for Candidacy Tamela Kinstle

### My Personal Background:

My earlier life experiences have been challenging to say the least. I married really young & had two children. Unbeknownst to me I married into a family that had domestic violence & before long this violence happened to me. Years passed and the violence escalated and soon we went into a Domestic Violence Shelter. Before we knew it we were on a Greyhound Bus to California and a 30 day shelter. Eventually, my children and I were transferred into a Domestic Violence 2<sup>nd</sup> Step Program that helped us understand the dynamics of domestic violence through extensive counseling. Eventually, I enrolled at a community college & then transferred to California State Dominguez Hills. I received a dual teaching degree & a few bachelor and master degrees too. I was hired as a high school English Teacher (grades 9<sup>th</sup>-12<sup>th</sup>) and might I add that there is never a dull moment.

### My Experience as an HOA Board Member:

Currently, I have been a resident at Parkcourt Place for approximately 18 years and a member of our HOA Board for 6 years now. Our HOA Board along with our Lordon Representative work as a successful team with different backgrounds, experiences, and knowledge. Throughout the years our Park has faced many challenges and despite those trying times we continue to move past and forward with a positive outlook. Our goals can be achieved if we continue to work as a team with qualities such as positive work ethics, honesty, trust, and open communication. It takes the whole Park to make permanent changes and to continue our goals in order to provide a safe and welcoming community for everyone.

Below is just a short list of “Then” and “Now” in which I think of as “A WORK IN PROGRESS...”

<u>Then (approx. 2005)</u>	<u>Now (2023-2024)</u>
HOA Dues Below \$80	HOA Dues Present Day: \$310 (& soon to be increased)
Poor Condition/Patched (Roofs)	Roofs in Section 1 finished Roofs in Section 2 will continue
½ of Park: Road/Driveway & Grass & Dirt	Road/Driveway: Tarmac
Lighting	Increasing/ Maintaining Lighting throughout our Park
NO Electric Gate	Electric Gate fully functioning with Cameras
Fences Falling Down	Fences still being Replaced (Section 1 & 2)
No \$\$ for Painting Homes etc.	Painting Now in Progress in Park
Vandalism	Vandalism (walls, lights, units, vehicles, etc.)  Soon: Cameras to be added throughout the Park  Soon: Additional Lighting to be added throughout the Park