



**Courts and Towns 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.*

Keystone  
Taylor Casey Ramos  
3155 Sedona Court, Suite D  
Ontario, CA 91764

December 23, 2024

A Meeting of the Members will be held as follows:

Date: January 23, 2025 (All mailed ballots should be received by us by January 22, 2025)  
 Time: 3:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/courts](http://www.TheHOAElectionGuys.com/courts))

**Physical location to attend the zoom meeting: Keystone Office – 3155 Sedona Court, Suite D, Ontario, CA 91764**

This Meeting of the Members is being held to vote on the election of ONE (1) director. 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 Courts and Towns Community Association bylaws define a quorum as “25%” of the voting power of the association, or 17 members. This quorum requirement is lowered to 20% (14 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!**

Keystone  
Taylor Casey Ramos  
3155 Sedona Court, Suite D  
Ontario, CA 91764

**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!)

**Courts and Towns Community Association**  
c/o The HOA Election Guys - CourtsTownsFILE  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

**CANDIDATE STATEMENTS**  
(Additional statements on reverse)

**Madison Clowdus**

**WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?**

As a board member I would contribute to helping maintain property values as well as our community's standard of living. Work with our community and homeowners to look at issues objectively from all perspectives and reach a satisfying solution that all will be happy with. Effective communication, teamwork, and dedication to our community's and homeowners.

**WHAT IS YOUR BACKGROUND?**

I am a Facility Relations Manager for Advantage Aambulance. My responsibilities are our relationships with hospitals and patients we serve. Making sure professional care is given to the patients by our EMT's and RN nurses during transportation. Reviewing our on-time performance and having an open channel of communication with hospital Management, Directors, Nurses, Case Managers, Unit Secretaries. Resolving issues and outcomes in the best interests of the patients.

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

To ensure that our community and amenities are well maintained to protect property values. Have an open channel of communication with homeowners so the homeowners will look to us to solve issues and problems. approaching them objectively from all perspectives and reaching a satisfying solution, building a community that grows, builds trust, and showing that our board does more than enforce rules.

**CANDIDATE STATEMENTS**  
(Additional statements on reverse)

**Gonzalo Ochoa**

**WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?**

I would like to serve as a Board Member because I believe in maintaining the integrity of our new community. I am committed to sustaining and improving our community and strongly feel that joining the Board is the correct way of doing so. I believe I have the skills, passion, and experience which would make me a meaningful contributor to our community.

**WHAT IS YOUR BACKGROUND?**

I am an accomplished Federal Government Employee who has been with the U.S. Forest Service for 22 years. I have been in a leadership position for over 15 years and have a lead by example style of leadership. I have lead large scale projects with successful outcomes, which have included managing large budgets. Communication is one of my strongest attributes both in English and Spanish.

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

First and foremost would be to foster a safe environment for all community members, especially our young children. It is important to me that all community members feel safe not only within their home space but also as they navigate throughout the neighborhood and its common areas. An engaged community is a strong community, and I would like to be that link between the Board and our residents, to encourage volunteerism, event organizing, and ownership of one's community. Maintaining a desirable community to live in, is also a vision of mine. I would like to accomplish this by maintaining our common areas in a safe and functional manner. Upholding our rules in a reasonable manner. Financial Responsibility would be at the forefront, and I would accomplish this by maintaining a transparent approach with all financial matters. Conflict resolution would be accomplished in an open-minded and respectful way as I understand our community is a diverse community with different cultures and backgrounds.

**CANDIDATE STATEMENTS**  
(Additional statements on reverse)

**Chris Rivera**

**WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?**

I would like to serve as a board member so i can be a part of my community. Help shape my community for not only my family but other families that want to live in a safe and thriving area.

**WHAT IS YOUR BACKGROUND?**

I'm 50 years old, I have a wife and 2 daughters. Born and raised in the Inland Empire. I've owned and operated a household moving/transportation company, and managed two other moving/transportation companies.

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

My overall vision for the community is first and foremost to be safety. I want this to be a place where a young family feels comfortable raising their children. As well as keeping our neighborhood clean and looking beautiful, to have our members feel proud of their community. At the same time I envision a place where families feel like they have a voice in their community, all community members should have the opportunity to vote on what our rules and guidelines are for our homes and neighborhood. I want to be the voice of our community.

**CANDIDATE STATEMENTS**  
(Additional statements on reverse)

**Chiane Robbins**

**WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?**

As a resident who values the sense of community and the quality of life our neighborhood offers, I am motivated to serve on the HOA board to actively contribute to its ongoing growth and development. I am eager to bring my skills in leadership, conflict resolution, and project management to help enhance our neighborhoods appeal, address concerns, and foster a cooperative and inclusive environment.

**WHAT IS YOUR BACKGROUND?**

I bring a background of public health, nursing, and community program management, coupled with experience in community outreach, policy development, and team management. My experience has equipped me with skills in listening to diverse needs and collaborating to implement initiatives. I am also a mother of three and understand the needs and concerns parents share with having a safe community

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

My vision for our community is one of continued progress, unity, and high quality of life for all. During my term, I would like to focus on improving transparency and communication between the board and residents and growing community events, culture, and participation. I hope to address community engagement and safety improvements by working together with other board members and listening to the needs of the residents. Ultimately, my goal is to help shape the community to be safe, well-maintained, inclusive, and foster a sense of pride and excitement for all who live here.