



Del Sol 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. 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.

Linda Keffer
 Seabreeze Management
 26840 Aliso Viejo Parkway Suite 100
 Aliso Viejo, CA 92656

May 26, 2026

A Meeting of the Members will be held as follows:

Date: July 8, 2026 (All mailed ballots must be received by us by July 7, 2026)
 Time: 3:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/delsol)

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 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 Del Sol Community Association bylaws define a quorum as “25%” of the voting power of the association, or 63 members. This quorum requirement is lowered to 20% (50 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!**

Linda Keffer
 Seabreeze Management
 26840 Aliso Viejo Parkway Suite 100
 Aliso Viejo, CA 92656

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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!)

Jerry D. Dean
Del Sol Community Association

I have been a homeowner and member of the Del Sol Community Association since February 2025 and currently serve on the Board of Directors, with my current term running through July 2026. During my time on the Board, I have focused on responsible governance, financial oversight, and supporting a smooth and orderly transition as the community continues to develop.

Professionally, I have over twenty years of experience in senior management roles involving financial management, budgeting, auditing, and organizational leadership. In my federal leadership position, I work extensively with complex regulations, oversight responsibilities, and accountability frameworks. While I did not serve on the Board of Directors before joining this Board, my management experience has required the same core disciplines, objective decision-making, collaboration, transparency, and stewardship of resources—that I apply consistently in my service to the Association.

I attend Board meetings regularly and make it a priority to remain prepared, engaged, and responsive. I value constructive dialogue, respect differing viewpoints, and focus on decisions that serve the long-term interests of the community.

My vision for the Association is a stable, well-managed community where homeowners feel informed, respected, and confident in the Board's stewardship. If re-elected, I hope to continue contributing to clear communication, thoughtful financial planning, and well-documented transitions that protect property values and support the Association's long-term health.

Thank you for being so considerate. It would be my honor to continue serving the Del Sol community with fairness, consistency, and care.

Respectfully,
Jerry D. Dean

CANDIDATE STATEMENTS

Jeff Leonard

My Son Michael and I closed escrow in Nov 2025

Neither my son or I are on this board

My background is that I worked in the trades as a carpenter early in life. I retired Senior Engineer from 3M co in 2008.

I have had rental properties since I was 25 yrs old. I also have a Real Estate license

My vision would be to make the complex a very desirable place to live but at the same time keep our reserves and cost in line.

I am currently the President of the County Square Villa H/O assn.

I have held various positions on the above board, such as Arch, landscape committees

The above board meets 6 times a year.

I plan on leaving the board at County Square Villas when my term is up in one year

CANDIDATE STATEMENTS

Jose Zumaya

I have been a member of the association for a year. I am not in the board. I have extensive board leadership/development experience in the corporate and private sector. I am interested to making this the best community ever.