



**K. Hovnanian's Four Seasons at The Ranch
Community Association**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Laura Ravazza
General Manager
4400 Hooded Crow Way
Rancho Cordova, CA 95742

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. One double-sided page 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.

May 16, 2026

A Meeting of the Members will be held as follows:

Date: June 17, 2026 (All mailed ballots must be received by us by June 16, 2026)
Time: 3:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/fourseasons)

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 Clubhouse**

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 K. Hovnanian's Four Seasons at The Ranch Community Association bylaws define a quorum as "25%" of the voting power of the association, or 20 members. This quorum requirement is lowered to 20% (16 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!**

Laura Ravazza
General Manager
4400 Hooded Crow Way
Rancho Cordova, CA 95742

**K. Hovnanian's Four Seasons at The Ranch
Community Association**
c/o The HOA Election Guys - FourSeasonsFILE
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)

Dale Fletter

No statement was provided by this candidate.

Jerry McNutt

I am a 35-year Information Technology professional with over 20 years of experience serving as an IT Project Manager in both government and private-sector contracting roles. Throughout my career, I have led large and diverse teams responsible for delivering complex projects that required collaboration, accountability, and practical decision-making.

My professional background has centered on bringing people with different perspectives together, identifying common goals, and guiding projects to successful completion. This work has required careful planning, transparent communication, and a commitment to solving problems in a fair and reasonable way.

I believe these same skills are valuable when serving a community. Effective leadership means listening to residents, understanding concerns, and working constructively to find solutions that benefit the whole community.

If elected, I will bring a balanced, practical approach, strong organizational skills, and a commitment to thoughtful decision-making. My goal is to help ensure responsible management, clear communication, and a community environment where residents feel their voices are heard.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Michael L Schaffer

Hello Everyone,

I would like to nominate myself, Michael Schaffer, for the HOA Board of Directors to help our great new community become a successful unified group. My wife and I moved in at Four Seasons Community last July 2025. I believe my experience will be an asset as an officer not only in representing the best interest of both the association, and as well of the members for a unified view and better communication as a homeowner.

My entire life has been around construction, growing up in the State of Washington helping my parents as a small Housing Developer, and eventually relocated to California and assisted my father start commercial construction firm. Our projects started with the original Cellular One Towers and expansion and development of various commercial businesses such as Baskin Robbins Ice Cream, Ross Dress for Less, Payless Shoe Stores and Home Depot Stores throughout California and Nevada States. Early in my own career, I worked as a Construction Special Inspector observing and testing concrete, soils, asphalt, and structural steel in high rises to large mass grading landslide repairs throughout the Bay area. I also worked as a consultant for five years with CalTrans with testing and inspection of both concrete, soil, and asphalt for Highway 85 and throughout both the East and South Bay. My next career included that of a Public Works Inspector for the City of San Leandro for 20 years, and finished my last ten years with the City of Pleasanton dealing with both housing and commercial entities in solving problems, such as construction plans that had to be adapted to actually make it buildable within a restrained budget and functionality of a finished product for the public. In my career and exceptionally sizable portion of it was dealing with and overseeing residential related issues and complaints while keeping projects moving forward in a timely and economic fashion as allowed with the constraints of the contract and project specifications with the contractors. My extensive knowledge, interpretation, and understanding of the Unified Form Building Code as used in each jurisdiction, along with the State of California, CalTrans standards for plans and specifications for construction. Throughout my career, it helped me learn, understand, and better communicate with owners, developers, contractors, businesses and homeowners with daily issues and technicalities.

I am very much interested in both homeowners' and the KHOV Association and have been active and present at all board meetings to date and will continue to be vested for the best interest of Seabreeze and its members.

Thank you.

Mike Schaffer