



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

Tamara Smith c/o Tritz Management
 1525 E. 17th Street, Suite A
 Santa Ana, CA 92705

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 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.

November 14, 2025

A Meeting of the Members will be held as follows:

Date: December 17, 2025 (All mailed ballots must be received by us by December 16, 2025)
 Time: 5:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/fourfours)

All mailed ballots should be received by us no later than December 16, 2025.

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 THREE (3) directors. There are THREE (3) open positions on the Board, each for a term of two years. 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 Four Fours Association bylaws define a quorum as “a majority” of the voting power of the association, or 17 members. This quorum requirement is lowered to 20% (7 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!**

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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!)

CANDIDATE STATEMENTS

Corbin Bennett

My family and I have been proud to call Four Fours home for about five years now. During this time, I've noticed several opportunities for our HOA to improve in how it serves homeowners, protects property values, and communicates with our community.

Key areas I believe need attention:

- **Property Value & Projects:** No clear strategy to enhance the long-term value of our homes or transparent process for approving community projects.
- **Accountability:** Lack of oversight in how our property management communicates with homeowners and manages financials.
- **Consistency & Aesthetics:** Inconsistent standards in landscaping and community appearance that impact the beauty and reputation of our neighborhood.
- **Vendor Contracts:** No long-term vendor price protection, which leaves us exposed to rising costs.
- **Communication:** No real-time channel for homeowners to share concerns, updates, or community issues.
- **Planning:** No visibility into short-term and long-term investment plans for our neighborhood.

If elected, I plan to focus on over-communication and accountability:

- Ensure the property management team responds to homeowners in a timely and professional manner.
- Develop a clear short- and long-term plan for projects that directly increase property value and improve our community.
- Implement a homeowner communication platform for real-time discussions on concerns, safety, and community news.
- Secure longer-term vendor contracts with built-in protections to reduce costs and improve service consistency.

Four Fours is an incredible community, and I believe with stronger leadership, transparency, and accountability, we can unlock its full potential. I would be honored to represent you on the HOA Board.

— Corbin Bennett

Michael Schwarzmann

Existing Board member seeking re-election. Experienced in business, legal, and HOA .