

**Cape Ann Homeowners Association**

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

Judith Pallares Hulsey
Huntington West Properties, Inc
13812 Goldenwest St Ste #100
Westminster, CA 92683

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.

August 3, 2026

A Meeting of the Members will be held as follows:

Date: September 8, 2026
Time: 5:00 PM
Location: The Pool Deck

*Members may also attend the meeting via zoom.com. Zoom info will be posted at: www.TheHOAElectionGuys.com/capeann

Please Note: The Inspector of Elections will be conducting the vote count over zoom and will NOT be present at the Pool Deck. Thus, ballots will not be accepted at the meeting and should be received by us by September 7th.

This Meeting of the Members is being held to vote on the election of THREE (3) 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 Cape Ann Homeowners Association bylaws define a quorum as "25%" of the voting power of the association, or 37 members. This quorum requirement is lowered to 20% (30 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!**

Judith Pallares Hulsey
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Westminster, CA 92683

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c/o The HOA Election Guys - CapeAnnFILE
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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
(Additional statements on reverse)

Benjamin Bernard

I am running for the HOA Board because I believe it is important to have board members with strong financial expertise and the ability to analyze budgets, forecast revenues and expenses, and help ensure our community remains fiscally responsible.

With our current Treasurer stepping down, it is especially important to have someone with the experience and qualifications to oversee the association's financial matters. I have been an accountant for 22 years and have managed the finances of three companies, giving me extensive experience in budgeting, financial planning, and fiscal oversight.

I would be honored to bring my knowledge and experience to the Board in service of our community. I am committed to helping make sound financial decisions that protect our property values and support the long-term success of our neighborhood.

I respectfully ask for your vote and your trust. Thank you for your consideration.

Brian Burch

My name is Brian Burch and I am an original Cape Ann homeowner. In my 26 years of living here I have dealt with our HOA and property management company on many occasions. My wife, Michele, served on the architectural committee and had the opportunity to meet with each homeowner during the first round of exterior painting. We've noticed lately through discussions with various homeowners that our community management could be improved. I recently retired as a director of west coast operations of a manufacturing company with 30 years experience in the chemical industry. I have also been a licensed general contractor since 1987 with extensive experience in residential construction. I feel the expertise I possess, along with a common sense approach, would be beneficial to our community. Your vote would definitely help facilitate positive change. Thank you for your consideration.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Suzette Clark

Candidate for the Cape Ann Homeowners Board

As a 26 yr Cape Ann resident and 7 year experienced Board member, I am seeking your support for another term on the Homeowners Board. My experience as a teacher, legal advisor, coach, and small business owner—but most importantly as a parent and community member—has taught me the importance of listening, problem solving, and serving others with integrity. If reelected, I will continue to represent our community with respect, compassion, and honesty.

Board members are elected to represent homeowners, and I believe that the best decisions are made when residents are informed, involved, and HEARD.

My Priorities

1. **Pool:** Maintaining a year-round heated pool and spa. I work closely with pool vendors and have volunteered for years to lock up the pool at night and oversee the safety of our families.
2. **Affordability:** Continuing to keep the dues low and stay within the budget as we have done successfully for years.
3. **Landscape:** Improving and upgrading landscape maintenance of common areas. We should hold our common areas to the same standards we have requested of homeowners.
4. **Atmosphere:** Preserving the friendly neighborhood that makes Cape Ann a special place to live.
5. **Communication:** Truth and trust matters. The best way to understand Board discussions and decisions is to attend meetings and see the process firsthand. I have successfully secured more homeowner attendance at HOA meetings than ever before because I value homeowner's input and participation. Open communication and community involvement are far more productive than rumors and speculation. I am transparent and represent you. I invite you to contact me at any time for clarification of anything you might hear or question and will always provide honest answers. Feel free to approach me when you see my very tall self out walking Cape Ann with my small gold dog.

I would be honored to continue serving our community and respectfully ask for your consideration.

Suzette Clark 714-317-8745 18877 Breezy

CANDIDATE STATEMENTS
(Additional statements on reverse)

Jennifer Kanowsky

Dear Homeowners, Neighbors and Friends,

It has been an honor and privilege to serve our community as a Board Member for many years. Throughout that time, I have remained committed to doing what is best for the families, homeowners, and neighbors who make Cape Ann such a special place to call home.

Serving on the Board has not always been easy. Over the years, we have faced challenges and difficult decisions, but I have always approached my responsibilities with honesty, respect, dedication, and a sincere desire to serve our community. My goal has always been to help maintain and strengthen the welcoming, family-friendly neighborhood we all value.

I respectfully ask that you judge me based on your own experiences with me, my record of service, and the commitment I have demonstrated throughout the years. In every community, opinions and rumors may circulate, but I hope my actions, character, and dedication speak for themselves.

If re-elected, I would be honored to continue serving Cape Ann. I care deeply about our neighborhood and the people who live here. Strong communities are built when neighbors look out for one another, families feel connected, and homeowners stay informed, engaged, and involved.

I encourage everyone to take an active role in shaping the future of our community. Cape Ann is more than just a neighborhood—it is where we raise our families, build friendships, and create lasting memories. Together, we can continue to protect our investment, foster a strong sense of community, and ensure that Cape Ann remains a safe, welcoming, and wonderful place for families to live and thrive for generations to come.

Thank you for your trust, support, and consideration.

Sincerely,

Jennifer Kanowsky

CANDIDATE STATEMENTS
(Additional statements on reverse)

Kris Lowery

Dear Members of the Cape Ann HOA Community,

My name is Kris Lowery, and I am respectfully seeking election to the Board of Directors for Cape Ann HOA.

As a homeowner and resident within our community, I believe strongly in maintaining and improving the quality, appearance, financial stability, and long-term value of Cape Ann for all residents. I am committed to serving with professionalism, transparency, fairness, and practical decision-making focused on the best interests of the entire community.

My approach is centered on:

- Responsible financial oversight and budget awareness
- Protecting and enhancing property values
- Clear and respectful communication with homeowners
- Practical maintenance planning and long-term community improvements
- Fair and consistent enforcement of HOA rules and standards
- Listening to homeowner concerns and encouraging constructive participation

Professionally, I bring experience in business operations, compliance, negotiations, budgeting, vendor management, and problem-solving. I believe these skills can help support effective governance and thoughtful decision-making for our association.

I also understand that an HOA functions best when board members remain approachable, collaborative, and focused on balancing community standards with reasonable and practical solutions.

If elected, I will work to help ensure Cape Ann remains a safe, well-maintained, financially sound, and desirable community for current and future homeowners alike.

Thank you for your consideration and support. I would be honored to serve our community.

Sincerely,
Kris Lowery
Candidate for Board of Directors
Cape Ann HOA