



**The Retreat Community Association**

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

Zana Feenstra  
Powerstone Property Management  
27450 Ynez Road, Suite 307  
Temecula, CA 92591

**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.*

December 3, 2025

A Meeting of the Members will be held as follows:

Date: January 21, 2026 (All mailed ballots must be received by us by January 20, 2026)  
 Time: 6:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/theretreat](http://www.TheHOAElectionGuys.com/theretreat))

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 – 8007 Soft Winds Drive, Temescal Valley, CA 92883**

This Meeting of the Members is being held to vote on the election of FIVE (5) directors.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Retreat Community Association bylaws define a quorum as “more than 50%” of the voting power of the association, or 261 members. This quorum requirement is lowered to 20% (105 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!**

Zana Feenstra  
Powerstone Property Management  
27450 Ynez Road, Suite 307  
Temecula, CA 92591

**The Retreat Community Association**

c/o The HOA Election Guys - RetreatFILE  
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)**

**Ali Ammar**

I have lived on Summer Day Drive in The Retreat since 2012. My professional experience includes over 20 years of police and private industry management, and I have served as your association President since 2023.

Over the years, we've added a Zoom broadcast of live meetings, increased our security budget, continued to support our awesome Social Committee, and improved street parking. There is still more to do, and I think we can continue to improve services, raise home values, all while keeping our dues low.

In 2026, we plan various tech upgrades to our transponders, gate phones, security, and other systems. If you would like better service from your association, I would be honored to have your vote!

Sincerely, Ali Ammar

**Patrick Davenport**

I Patrick R Davenport would like to be considered for the open position on The Retreat HOA board. I currently serve on the Architectural committee as well as the Security committee. I have a background in Electrical Engineering and I am currently employed as a National Sale director. I believe my experience can add value to all of the issues our community currently face. I also believe my background in engineering can provide insight into community maintenance and future construction projects. I work well with all types of personalities and believe I would get along with all of the current board members.

**Nathan Fransen**

I would like the opportunity to continue to serve on the board of directors. As the current CFO and longest serving member of the board, I believe I can meaningfully contribute to addressing the challenges facing the Retreat.

**Daniel Hormozi**

Dear Retreat Neighbors,

My name is Danny Hormozi, and I'm running for re-election to the Board of Directors. I've lived at The Retreat for 3 years and have proudly served as Secretary on the Board for nearly 2 years. During that time, I've been involved with the Safety & Security Committee and Social Committee.

If re-elected, I will continue to prioritize safety, support inclusive community events, and work to keep our neighborhood peaceful, connected, and informed.

If you've ever reached out to me — and I've made a difference — I kindly ask for your vote. I'd be honored to continue serving our wonderful community.

Thank you for your support!

## CANDIDATE STATEMENTS - Additional statements on reverse

### JOY RAHMAN



**My name is Joy Rahman, and I'm proud to be a resident of The Retreat community, where I live with my wonderful wife, Denise, and our two children—Vienna and Dylan. As homeowners here, we deeply value the safety, unity, and growth of our neighborhood, and I'm excited to put my name forward for one of the open board positions.**

Over the past six months, I've had the privilege of serving on the Board, and for more than a year, I've been an active member of the Retreat HOA Security Committee. In this role, I've worked closely with fellow board members to enhance our community's security initiatives. Our focus has been on implementing modern, cost-effective solutions that align with both our budget and long-term safety goals.

Giving back to the community is something I'm truly passionate about. Serving on the Board would allow me to contribute even more meaningfully and help shape a positive future for The Retreat.

#### **A bit about my professional background:**

I've spent over 30 years in the technology industry, co-authored two technology books, and currently work at a Fortune 50 company, where I lead engineering and leadership initiatives. My experience managing world-class teams and supporting clients has equipped me with strong problem-solving, collaboration, and decision-making skills—qualities I believe are essential for effective board service.

One of my key strengths is evaluating ROI and TCO for critical projects and RFP bids, ensuring that financial decisions are both strategic and sustainable. I believe in a growth mindset and that we thrive best when we work together as a community.

I would be honored to earn your vote and the opportunity to continue serving The Retreat as a board member. Thank you for your support!