

# Euclid Management Company

May 3, 2002

Andrew Cosetta  
1097 Santo Antonio #69  
Colton, CA 92324

RE: Park Mediterrania Homeowners Association

Dear Mr. Cosetta:

In response to your letter regarding the installation of the incorrect security screen on your front door area:

1. A revised letter will be sent to you indicating you as the responsible party for the installation of a security screen that has not been approved by the Board of Directors.
2. The Board does not issue waivers on the screen doors. There is one approved screen door. You can contact Adam Verska at (909) 689-6980. He is the approved vendor for for this door.
3. Association CC & R's (Covenants, Conditions & Restrictions) clearly state that any changes to the exterior of your home must be approved by the Board of Directors. Article VIII, Section 8.07 Fences, Etc. states "No fences, awnings, ornamental screens, screen doors, sunshades or walls of any nature shall be constructed, erected or maintained on any lot or elsewhere within the properties except by declarant and except those which are installed in accordance with the original construction of the properties, and any replacements thereof, or those which are approved by the architectural committee, and any replacements thereof." Article VIII, Section 8.13 Exterior Alterations and Changes states "Excepting as to alterations and modifications made by declarant, no owner shall at his expense or otherwise make any alterations, modifications or changes (including color and material changes) to the exterior of the buildings, fences, railings, walls or to other improvements constructed on his lot . . . "
4. When you purchased your home you became responsible for obtaining and abiding by the governing documents of the Association. It is not the responsibility of the Management Company to forward copies of these to you without a written request from you, including a check to cover any costs related to the preparation of the documents. This check is made payable the Euclid Management Company (not the Association).

1425 W. Foothill Blvd. Suite 300 Upland, CA 909/981-4131

Mailing Address: Box 1510 Upland, CA 91785-1510 FAX: 909/981-7631 E-mail: [custserv@euclidmanagement.com](mailto:custserv@euclidmanagement.com)

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5. Pool keys should be obtained from the prior homeowner. In a case such as yours, where you purchased a home that was in foreclosure, I have been lenient with the policy for charging for keys. Generally, I will give the first key at no charge and subsequent keys are provided for \$25.00. You have never requested a key from me.
6. Reimbursement for expenses related to your decision to install a door without Board approval cannot be considered.
7. Euclid Management makes all service calls related to air conditioners. Homeowners are not permitted to make these calls unless the cost of the item is homeowner responsibility, such as ducts, thermostats, etc.
8. Your concern related to the security light has been addressed with the electrical contractor hired by the Association. It is the Board's position to have the electrician attend to several issues at one time to eliminate multiple service calls.
9. Euclid Management Company, Aero Fresh and Fanning Roofing have addressed your concerns regarding your roof every time you have reported a problem. If there have been additional problems, you would need to report them to me. To date, you have not contacted me regarding a recurring problem that has not been addressed.

Board Meetings are held monthly. The next scheduled meeting is for May 28, 2002 at 6:00 p.m. at 1077 Santo Antonio #3 in Colton, California.

Sincerely,



Kathy Johnston  
Association Administrator  
Park Mediterrania Homeowners Association