

Remember the next board meeting is at 6 PM on 5/15/03, a Thursday, at 1077 Unit 3. If you can't be there to voice your concerns, then please e-mail, snail mail, Fax or phone them to the HOA c/o Euclid.

For example someone might be there complaining about their car was one of the many cars that were unnecessarily towed on the morning of the 4/29/03, a Tuesday. I was amazed to see the security guards were still writing tickets and the towing company was preparing to haul away the first of six vehicles parked on the 1097 side of the main driveway. Amazed because the only reconstruction thing left to do was paint the spaces on the 1077 side and the vehicles parked on the 1097 side would not interfere with this last project.

I live at the very back of the complex and have seen inconsiderate people park their full size trucks and other large vehicles at my end of the main driveway preventing wide vehicles from being driven to the back of the complex. I once saw the Landscaping Company could not drive their truck to where they usually park near the swimming pool so no wonder the Fire Marshall required the parking spaces marked so that vehicles do not stick out in the driveway. Still I have identified 5 spots on the main driveway that the Fire Marshall should not object to adding.

I do wonder if it really was the Fire Marshall's decision to eliminate parking in front of the mailbox stands and I doubt the Fire Marshall wanted the curbs in front of them painted red and marked "No Parking Fire Lane" and/or the asphalt marked with red stripes. I also doubt the Post Office requested no parking in front of them as they only need access to the back of the mailbox stands. All 4 of the mailbox stands are located in back of parking spaces so if there is a need for clear space in front of any of them, then those stands could be moved to open non-parking areas.

I also wonder if it really was the Fire Marshall's decision to eliminate parking at the main driveway ends of side walks. As you can see, when this complex was built in 1979, several recessed parallel parking spaces were purposely placed at the main driveway ends of sidewalks. Now 24 years later, someone has decided that these recessed curbs (and other non-recessed curbs) should be painted red & marked "No Parking Fire Lane" and/or the asphalt marked with red stripes. At the end of one of these 3 1/2 foot wide sidewalks was painted a 9-foot wide parking space that as an after thought someone changed to no parking. I would have painted the dividing line between two parking slots centered on this sidewalk leaving room to walk between vehicles. No parking space would have been lost. As you can see, these curbs are not wheelchair accessible so why paint them red and mark them "No Parking Fire Lane?" Not for fire fighting. The condos are 8 units deep from the main driveway, a long way to run fire hoses in front of them from fire trucks and anyway all condos have alleys behind them.

The week-end of 4/26-4/27 I went around to all 142 units with my letter addressed to our HOA c/o Euclid dated 4/20/03 and handed it out at 85 units and taped it on the doors of the remaining units. (Please let me know if you see anyone going around removing my letters from the doors of your neighbors). I enjoyed going around and talking to my neighbors about our problems with Euclid Management such as being slow to fix things and writing people up over nonsense. One neighbor who received a letter about an alleged CC&R's violation on her patio area wondered how anyone could see it from the driveway while another neighbor stated the week after receiving one about his patio area he saw the Euclid representative doing her rounds and waited on his patio to see if she was going to do a follow-up and in doing so open the gate to his patio. He stated she did just that and was so surprised at seeing him standing there waiting for her, she rushed backed to her car and drove off. One thing I heard over and over again from my neighbors was how rude Alex Taylor, the President of the Board, was to them. One teenager said Alex Taylor treated him like garbage until he grew up.

As expected Euclid Management did not respond to my letter dated 4/20/03. That following week-end I saw all four Board Members and got to talk to two of them about the fewer parking spaces, but neither one stated they liked my idea about adding new parking spaces near the swimming pool. Alex Taylor, the President of the Board, said he just got back from a funeral and could not talk to me. While going door-to-door distributing my letter I saw a second Board Member (Dan) outside his unit talking to a security guard. As I approached his unit he ducked inside then did not answer his doorbell. Later I saw him outside talking with someone and the same security guard. He was folding up my letter I had taped to his door earlier. As I walked toward him he said: "Get away from me. I don't want to talk to you." A third Board Member (Jeff Scott) talked about cutting deeper the recessed parking in front of his unit so it could be changed from the new just 3 parallel parking spaces back to its original 7-8 spaces. The fourth Board Member, a woman with name unknown, stated people should park in their garages.

Even though both of the Board Members I talked to did not state they liked the idea of adding new parking spaces near the swimming pool, a few days later, on the 4/29/03, these new parking spaces were painted. So apparently my letter requesting that and those of you that complained to Euclid Management and the Board Members about the loss of over 20 parking spaces did convince them to add those new parking spaces.

California Civil Code § 1351 states in part: As used in this title, the following terms have the following meanings: (a) "Association" means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development. California Civil Code § 1368 states in part: (a) (1) A copy of the governing documents of the common interest development. (b) Upon written request, an association shall, within 10 days of the mailing or delivery of the request, provide the owner of a separate interest with a copy of the requested items specified in paragraphs (1) to (8), inclusive, of subdivision (a). The association may charge a fee for this service, which shall not exceed the association's **reasonable** cost to prepare and reproduce the requested items. (d) Any person or entity who willfully violates this section shall be liable to the purchaser of a separate interest which is subject to this section for actual damages occasioned thereby and, in addition, shall pay a civil penalty in an amount not to exceed five hundred dollars (\$500). In an action to enforce this liability, the prevailing party shall be awarded reasonable attorneys' fees.

After phoning Euclid and requesting a copy of the Governing Documents then being told it would cost \$40, about \$1 per page, I then made 3 written requests quoting the above California Civil Code Section. Euclid sent me a letter dated 7/1/02 still insisting upon \$40, that is an un "reasonable cost to prepare and reproduce the requested items." (The week-end of 4/26-4/27 I told one of the Board Members about not having a copy of the Governing Documents and asked if I could copy that Board Member's copy, but was told they did not have a copy. I wonder how one can make an informed decision about the CC&Rs without having a copy to read.

Only 27 out of 142 condominiums in this complex have security doors. That is just 19%. Just 1 out of 5 condos have a security door. Before putting mine up I did not notice those 27 were all of the same design, then I received one of those alleged violations of the CC&R's letters. I tried reasoning with Euclid and the Board stating much California case law proving "CC&R's enforceable unless unreasonable" but common sense and logic have fallen on deaf ears. Then I received a letter stating "It was the boards decision to impose a \$25 re-occurring fine until the security door is replaced with the conforming door." Taking part in that decision was a Board Member who has a gray, not dark-brown as the CC&R's require, garage door and has 3 dogs that I am told is 1 more than the CC&R's allow.

In my letter dated 5/02/02 I requested a waiver due to the fact that the board apparently approved many other waivers in the past as indicated by walking around the complex and noticing the many changes done since it was built. For example I saw steel bars on a few windows. One unit has a patio cover so large, attached to two garages and almost extending the width of them, it must have needed a building permit. Nearby I even saw gray, not dark brown, garage doors. While walking around I saw what apparently is the "Association's approved model of screen door." Do they have the strength of my Charleston Class III door? Did not see that version at Lowe's or Home Depot so could not do a strength/price comparison. Also saw a security door on one of the units different from the "approved model" and found this version at one of the home improvement stores so was able to do a comparison. It is an inferior security door that sells for half the price of mine. Apparently it has been there a long time as I could feel rust on its bolt heads. Apparently almost all of the entry doors are the original ones. Very heavy, particleboard construction with wood strips, not molding, that is suppose to create a panel door effect. This is an obsolete style and is ugly. Nearby these old entry doors are mismatched entry door light fixtures. Also nearby a lot of these old entry doors is an eclectic assortment of outdoor stuff. The larger units have an alley patio door entrance with no Board of Directors approved walkway design. So I am confused about why I am sent a letter from Euclid that begins with "In order to preserve the appearance of the community and to keep the property values at their highest level, ...". Obviously adding steel bars to windows and adding that large patio cover did not preserve the appearance of the community. Do we really want to preserve the appearance of the community by replacing those old entry doors with new similar ugly ones? And as to keeping the property values at their highest level, doesn't my adding an expensive security door help to do just that?"

Euclid sent me a letter dated 5/3/02 stating in part: "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 this door." I did a reverse lookup on Anywho.com and found his address then wrote him asking his costs etc., but received no reply. I wrote Euclid back and asked the following questions and informed them he does not have a contractor's license etc., but they ignored my letter: "Why is there just one approved security door? Are these custom made for Park Mediterranean? Sounds expensive. Why is there just one approved vendor? Why give a vendor a monopoly? With a monopoly this vendor can set any price he wants. I wondered what are his qualifications to be selected as the approved vendor so I did some checking and found out he does not have a business license under his name with the City of Colton, he does not have a Fictitious Business name statement on file with the County of San Bernardino and he does not have a contractor's license with the State of California." The Press Enterprise on 5/3/03 has an article titled "Crackdown targets tree-removal crews" stating the Contractors State License Board is conducting sweeps of suspected unlicensed workers and is issuing citations for contracting without a license. It is amusing to me that Euclid and the Board of Directors shows contempt for the California court system by illegally overcharging for the Governing Documents and knowingly forcing us to use an unlicensed contractor, but then at the same time, threatens to initiate a lawsuit about my security door to misuse this same California court system to enforce their misinterpretation of the Governing Documents. Oh, Euclid also employs this handyman to do the block walls.

On 5/28/03 I went to the Board of Directors meeting place and was told by Alex Taylor the meeting would not take place because there was no quorum. I told him about receiving a letter concerning my security door and he asked what color it was and I said it was still black. He said to go to Dunn-Edwards and buy some weathered brown spray paint, as it was probably just the color black that bought Kathy's attention to it. He said the Board is not concerned with the fascia facing one way or the other. Up until following his spray paint instructions, there was still a possibility of returning the door to the home improvement store for a refund.

I looked at our two tennis courts. One of them is in very bad shape with many large cracks up to 4 1/2 inches in width. That tennis court has at one end a large basketball support pole, but minus the headboard, hoop and net. Neighbors informed me Alex Taylor removed those 3 items and has them at his unit. Be careful if you go inside that tennis court, I almost got locked in. The key just goes around in the double-sided dead bolt. I asked the woman Board Member why the tennis courts were in disrepair and she said it was because no one uses them. Later a homeowner complained to me she could not use them because they were in disrepair. The apartment complex on the tennis courts side of us has a very nice large grassy area in the back that includes shade trees, picnic table, BBQ, badminton court and a basketball court. The basketball court even has a headboard, hoop and net. That entrance sign with street address 1077 on one side and 1097 on the other is confusing to many first-timers here as many go first to the wrong side of the driveway. That sign should have both numbers on both sides.

Sincerely, (Andrew) Ralph Cosetta 1097 Santo Antonio Drive Unit #69, Colton, CA 92324 Pager (909) 514-2759