

## Another Open Letter To HOA President Larry

2/11/13

This letter is to apologize to you for walking out of your meeting last Thursday. I know you thought I walked out because you embarrassed me, in fact I walked out so neither one of us would have been physically hurt.

To remind you of the circumstances that night, I had placed a motion on the floor (the third of 3) requesting a new reserve study because the **one approved by the board listed us as a condominium not a PUD which opened the door to do maintenance on the homes that is not authorized by our CC&Rs**. Then, rather than ask for a second on the motion you started (what someone else called) a Filibuster against the motion. At one point you attacked me personally and when I asked you not to let our discussion fall to that level you told all present that I was behind in dues, that my house was in foreclosure and other things relating to my financial situation. When I told you that you could not disclose that information in an open board meeting, you talked over me, smiled and continued to throw, what I am sure you thought were insults, at me, the purpose, I am sure, was to embarrass me. My anger flared so rather than go any farther I left.

Two things Larry; First, I have made no secret that I am losing my home. It is not embarrassing as I am one amongst millions. So many homeowners here in Park Med have been through this that now **almost half the homes are owned by investors like you**. Second, by law you, as a board member, are barred from discussing any financial status of any homeowner in any public meeting. That is why all references to past due dues, liens and any collection actions are done by coded files and only discussed in Executive Sessions, NOT IN THE GENERAL MEETING!

The second of the three motions I placed on the floor was to place the two units the association owns as assets dedicated to the Reserve and have the income from those units dedicated to be deposited in the Reserve Account, **AS WAS THE INTENTION WHEN THEY WERE PURCHASED and is not being done today!** In this instance, you again did the filibuster thing and did not allow the motion to be seconded!

Larry, in my opinion, you are a bully! You are a man who tries to crush anyone that disagrees with you (as you, or one of your associates, tried to do by having the police remove me from the driveway and when that did not work you threatened to sue me if I did not stop talking to homeowners.) Shame on you!

### A Question To Park Med Homeowners

Some people on property have told me they are confused. They hear two sides of the dispute that has been going on and do not know which one to believe.

Let me propose a question to you; **What does each side of the dispute have to gain?**

**First who are the two sides?** Chet is the spokesman for a small group of homeowners. I am no longer going to be on the Board. As stated earlier, I am not even going to be here after my home is either sold in a Short Sale or foreclosed on.

**Larry is an Investor.**

**So why am I doing this?** I have worked with the board for almost 10 years. We took the dues from \$319 per month down to \$125 and kept them there for 5 years, only raising them \$15 per month when so many people lost their homes that there was not enough dues being collected to pay all of the bills to maintain the property.

When the economy crashed and we were getting about one half of one percent per year interest on our reserve fund (a fully funded reserve) the board instructed the Management company to purchase one or two units. Ultimately that purchase was made. Today that investment is making between 8% and 12% interest a year. **The intent of that action was to place the units as assets of the Reserve and to dedicate the income to the reserve so the homeowners did not have to replace reserve funds when they were used for such things as roof repairs.**

The reserve study done a little over 2 years ago showed that we were fully funded and that if the homeowners put \$15 per month into it, it would remain fully funded. That is the amount that the two units are averaging!

**So why is Larry against dedicating the rental units to the reserve fund? Why does he want us to be called a condo and have the Association responsible for all outside maintenance on our homes?**

**Could it be that he wants to use the money from the rental units for some unknown purpose? Could it be that he wants to have the Association pay for the complete outside upgrade of his investment (and those of the other investors) so he can increase the value of his unit and sell for a big profit and leave you holding the bag in paying for the improvements?**

Another question that must be asked; **Why is the Management Company supporting these possible illegal actions?**

I am out of space on this note. I would love to talk to anybody, especially Board Members, about this.  
Call me any time (except after 8 PM please) 951-323-9830

Thanks, Chet Bruce

**Do Not Return The  
Proxy The Management  
Company Sends You!**

2/13

## **The Recall Of The Board Will Be Within The Next 30 Days!**

**The Boards adoption of a reserve study that must increase dues was the act that put us over the top!**

If the study is not rejected and the collection of the required funds is put in place (required by state law) and paid over 5 years, each Homeowner will pay about \$179 per month in additional dues.

That is a total of \$319 per month.

That is right where we were when we did the last recall and reorganization which brought our dues down to \$125 per month.

You have already signed a Proxy to hold the recall meeting, so **DO NOT** return the one the Management Company will be sending you!

Remember, if you come to the meeting you will vote for yourself and the Proxy will not be used!

Watch for more info later.  
Thank You!  
Committee For The Recall  
Steve, Kathy, Liza, Chet

**Do Not Return The  
Proxy The Management  
Company Sends You!**

10 61

# The Recall Of The Board Will Be Within The Next 30 Days! 2/13

The petition signed by 50% more Homeowners than is legally required has been given to the Management Company. They must hold the Recall Meeting within 30 days!

You will be mailed a Proxy from the Management Company. If you are either for or against the recall it is important for you to let your feelings known.

If you have questions as to why the recall is being done contact the Committee For The Recall member Chet @ 951-323-9830

FYI!

The notice from the management company IS NOT the voting for the Recall!!!  
If we win the recall this election should not take place. 2/13

Please DO send in your vote on this election on the slight chance we do not win a recall.

We ask you to vote for Lizabeth Dootoff and a write in for Kathy Barnes. You have 3 votes, split them as you wish. You can even cast all 3 votes for one person if you so desire.

With these two members on the board we will have a fighting chance to oppose the disruptive actions of the current board even though they will still have a quorum.

**We Need You!**

We need volunteers to be nominated to the board after the recall is successful. We are looking for people that live on property and are willing to spend 2 hours a month in a meeting.

The only other requirement is that you want only the best for the folks that live on property and a real desire to keep the dues as low as possible while maintaining the property.

Thanks from the Committee to Recall The Board. 951-323-9830

Get ready – Here Come The Lies!!!! 2/13

The Management Company has already started telling people that the Recall will be expensive. LIES!! The recall is done under the same law that our regular election is held. Quote from the California Civil Code SECTION 1363.03-1363.09 Section 6 (c) (1) The association shall select an independent third party . . . (READ MORE do Google Search)

THERE IS NO REQUIREMENT FOR HIRING A LEGAL REPRESENTATIVE FOR THIS MEETING!!!!

Back to my question; WHO BENEFITS FROM THESE ACTIONS? WILL THEY TRY TO STOP US FROM BEING HEARD?

ELECTIONS FOR THE BOARD

2/13

VOTE

LIZABETH DOOTOFF

KATHY BARNES (AS A WRITE IN)

IF YOU WANT THE CC&R'S FOLLOWED BY THE  
BOARD.

IF YOU WANT TRUTH!

WE LIVE HERE ON SITE, AND CARE ABOUT OUR  
COMMUNITY, KEEPING IT SAFE, AND OUR DUES  
LOW.

WE KNOW THAT THESE ARE PUD'S AND NOT  
CONDOS AS STATED IN THE RESERVE STUDY, THAT  
THE EXISTING BOARD APPROVED.

LET'S MOVE FORWARD, NOT DWELL ON THE  
PAST!!

3/1/13

Dear Homeowner,

Now that the annual election is over, we need to focus on the recall of the board.

Please remember the reasons for the recall, which are:

**Had meetings with no quorum, and conducted business**

**Approved a reserve study that is incorrect. This complex was recorded as a PUD (planned unit development) with San Bernardino County on May 22, 1980.**

**Therefore, the reserve study that calls it a Condominium is incorrect.**

So please we urge you to vote yes for the recall of this board. If you think these are not facts please check your CC&R's.

These people on this list will follow your CC&R's and do their best to keep your dues low.

Kathy Barnes

Lizabeth Dootoff

Karen Darnell

Steve Wilson.

Be aware that some of the other people that are on the ballot DO NOT live here on site. The best people for the job are homeowners who live on site. WE WILL CARE MORE ABOUT OUR HOMES.

You can contact Lizabeth at [liza0859@sbcglobal.net](mailto:liza0859@sbcglobal.net) if you have any questions.

3/3/13

## Here is a FACT

On August 9, 2012 the board had one of many meetings without a quorum.

The three present

President: Lawrence F Schoelch

Secretary: Vanessa Willis

Treasurer: Dalilah Rosales

Four is a quorum

This group conducted business on this night.

Look at the minutes they posted.

Is this an honest board?

You have to stop these people! Vote FOR the recall when you get your ballots in the mail. Remember these names; they did not follow CC&R's. VOTE FOR HOMEOWNERS LIVING ON SITE. THEY WILL CARE ABOUT THE ONES WHO LIVE HERE. DON'T LET THE INVESTORS TAKE OVER.

## **PARK MEDITERRANIA HOA MINUTES- SPECIAL BOARD MEETING**

1. A Special Meeting to Select a Management Company was held on Thursday, 8/9/12 at 7pm in Garage # 13 of the HOA.

The Following Board members were present: President, Lawrence F. Schoelch. Secretary, Vanessa Willis. Treasurer, Dalilah Rosales, Treasurer. Chet Bruce, although he has posted multiple false and misleading Notices in the HOA, did NOT choose to attend.

3/5/13

**If your still wondering, here is the email  
stating purchase was legal**

Please remember to vote for the recall. Let's have  
board members that are homeowners, that live in our  
community.

Per your request I offer the following:

It was not illegal for the Assn to invest a portion of its reserves in the purchase of two units in the Assn; that is: I know of no law that specifically prohibits such an investment decision by the Board.

(Balance removed because of viewing restrictions stated above in red caps.)

Respectfully,

Peter E. Racobs, Esq.

**FIORE RACOBS & POWERS**

— A PROFESSIONAL LAW CORPORATION —

To Park Med Homeowners

3/18/13

I signed the papers on the Short Sale today. I have, maybe, 10 days and I will be gone. I will miss all of you!

I ask you one thing, PLEASE, PLEASE when you hear someone say something about another person, look for the reason it is being said. Also look to the reasons that actions are being taken. ASK WHO BENEFITS!

Kathy and I (along with a group of concerned homeowners) saved the association from bankruptcy back in 03, 04 and 05. Dues dropped from \$319 to \$125 and stayed there for about 6 years and was raised by only \$15 when so many Homeowners were losing their homes we ran short on operating funds.

When the Real Estate market crashed in 08 we (the board) asked WSR to buy us one or two units as an investment for the Reserve fund because the homes were selling so cheap and interest on the reserve account was only 1/2 of one percent per year. It took 2 years to get it done. (Raising the dues had NOTHING to do with the purchase of the 2 units.)

Those units were dedicated to the reserve (which bought them) and the income was dedicated to the reserves. Average income is about \$20,000 per year (money YOU do not have to put into reserves).

The current board has put the units in the assets listed for the general account and the money is going into the general fund.

ASK WHY THEY REFUSE TO HAVE THEM IN THE RESERVE!!! Is it because the board can spend the money any way they want to? If the money is dedicated to the reserve it can only be spent on a reserve item. Ask the question. Ask who benefits!

Ask why a reserve study was done (as best as I can tell without the board approving the study to be done) in which we went from 100% funded 2 years ago to 10% funded this year. Your management co. said it was because of the rental units, but the units are self-supporting so need no extra placed in reserves to cover the cost of repairs.

Ask who benefits by adding so many things to the reserve that are not required by the CC&Rs. Could it be that Investor owners want the association to cover many upgrades to the outside of their rental units so the value will go up so they can "Flip" them for a profit and leave you holding the bag for the cost of the improvements? Listen to who screams the loudest when they read this question.

Just a brief note to Ralph.

Did we hold Planning Sessions after the last recall? Yes. Did we conduct business outside an open meeting? No. Without those planning sessions we could have never gotten Park Med back on its feet. Your current board held meetings AND signed contracts in unscheduled meetings that had no quorum. IF ANYONE DOUBTS THAT STATEMENT I HAVE THE NOTICE OF THAT MEETING (LISTING ONLY 3 BOARD MEMBERS PRESENT [quorum is 4]) THAT WAS POSTED ON THE MAIL BOXES, AND SIGNED BY THE THREE BOARD MEMBERS. (If I am gone, Liza has the document.)

Did my business ever make a profit from Park Med? No. I sold my business in 2001.

One last question. Since Chet is leaving, why would he still be asking you to do the recall and stop this board from severely hurting you financially? He definitely has nothing to gain!

THANKS FOR ALL YOUR SUPPORT - I WILL MISS YOU  
Chet