

On 4/28/2018 I received from newly rehired Vintage Management Consultants a 2-page form that began with: "As of January 1, 2017 Owners must on an annual basis provide written notice to the association that includes the following:" On their form after the word "following" was a rewording of California Civil Code 4041 leaving out portions of the code.

The following is a complete true copy of California Civil Code 4041 (with the portions of the code VMC left out highlighted in red):

- (a) An owner of a separate interest shall, on an annual basis, provide written notice to the association of all of the following:
 - (1) The address or addresses to which notices from the association are to be delivered.
 - (2) An alternate or secondary address to which notices from the association are to be delivered.
 - (3) The name and address of his or her legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of the owner's extended absence from the separate interest.
 - (4) Whether the separate interest is owner-occupied, is rented out, if the parcel is developed but vacant, or if the parcel is undeveloped land.
- (b) The association shall solicit these annual notices of each owner and, at least 30 days prior to making its own required disclosure under Section 5300 , shall enter the data into its books and records.
- (c) If an owner fails to provide the notices set forth in paragraphs (1) and (2) of subdivision (a), the property address shall be deemed to be the address to which notices are to be delivered.

Vintage Management Consultants form skipped (a), included (1), (2), (3) and (4) then skipped (b) and (c). VMC's form continued with the following threat: "Please note, Homeowners who fail to comply with California Civil Code 4041 are subject to the Association's Violation process, which may include fine(s) against the Account. Please submit this completed form to Vintage Management no later than June 1, 2018."

Notice California Civil Code 4041 does not threaten "fine(s)" for failing to provide written notice. Notice the code says if an owner fails to provide the notices just use the property address on record. Elsewhere on my website I provide another example of VMC threatening "fine(s)" for not completing an insurance form. I can't think of another business besides a property management company hired by a HOA BOD that can get away with threatening people with fines that pay for their mediocre services.

After the threat of "fine(s)" from VMC the 2-page form continues with asking many questions. Most of the questions are not required to be answered by California Civil Code 4041. Yep, after VMC cites California Code 4041 as the reason for completing their form, VMC threatens "fine(s)" for not complying with the code, "fine(s)" that are not mentioned in the code then asks many questions, most of the questions are not mentioned in the code.

-RCJ
4/28/2018

Park Mediterrania HOA

2018 Owner Information

IMPORTANT – DO NOT DISREGARD

As of January 1, 2017 Owners must on an annual basis provide written notice to the association that includes the following:

- (1) The address or addresses to which notices from the association are to be delivered.
- (2) An alternate or secondary address to which notices from the association are to be delivered.
- (3) The name and address of his or her legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of the owner's extended absence from the separate interest.
- (4) Whether the separate interest is owner-occupied, is rented out, if the parcel is developed but vacant, or if the parcel is undeveloped land.

Please note, Homeowners who fail to comply with California Civil Code 4041 are subject to the Association's Violation process, which may include fine(s) against the Account. Please submit this completed form to Vintage Management no later than June 1, 2018.

Homeowner Contact Information

Homeowner Name: _____
Property Address: _____
Alternate Mailing Address: _____
City, State, ZIP: _____
Home Phone Number: _____
Cell Phone Number: _____
E-Mail Address: _____

Emergency Contact Information

Name(s): _____
Relation to Owners: _____
Home Number: _____
Cell Phone Number: _____
E-Mail Address: _____

Tenant Information

Homeowner Name(s): _____
Property Address: _____
Alternate Mailing Address: _____
Phone Number(s): _____
E-Mail Address: _____

As the Homeowner of the above property, I have provided a complete copy of the Association's Rules and Regulations to my tenants.

INITIALS: _____

As the Homeowner of the above property, I am allowing the above referenced tenants to pick up and or purchase any amenity keys, access cards, parking permits, remotes, etc.

INITIALS: _____

Individual Management Company Information

If you have a personal Management Company for your property, you must complete this section. Please also make sure that you attach a copy of the current Management Agreement along with this form. Please note, Vintage Management Consultants must have this document on file to release any account information.

Management Company: _____
Contact Personnel: _____
Office Number: _____
E-Mail Address: _____

Resident Vehicle Information

Registered Owner: _____
Color/Make/ Model/ Year: _____
License Plate Number: _____

Registered Owner: _____
Color/Make/ Model/ Year: _____
License Plate Number: _____

Registered Owner: _____
Color/Make/ Model/ Year: _____
License Plate Number: _____

Opt-In (Go Paperless!)

Vintage Management would like to offer all Homeowners the option to receive all correspondence, official notices and or monthly statements via e-mail. If you elect to receive electronic information via e-mail you will be responsible for notifying Vintage Management of your personal e-mail address. Please indicate below by circling either "Yes" or "No" and signing your name.

All Correspondences YES / NO
Official Notices YES / NO
Monthly Statements YES / NO X _____

Forms must be completed and submitted to Vintage Management by February 1, 2017. Submit by:

Mail – 1235 E. Francis Street, Suite E. Ontario CA 91761
E-Mail –
Fax – 909-923-7888

Should you have any questions and or concerns regarding this form that is required by law per Civil Code 4041 please contact Vintage Management at 909-923-2924.

Thank you,

The Board of Directors
Park Mediterrania HOA