



Park Mediterrania HOA Board of Directors
C/O Vintage Management Consultants
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Subject: More on parking permits - please also see my letter dated 11/05/2019

Dear Park Mediterrania Board of Directors:

11/07/2019

MY PARK MEDITERRANIA HOME OWNERS ASSOCIATION (HOA) WEBSITE

Returning to my Park Mediterrania Home Owners Association (HOA) website? Sometimes one needs to click on “Refresh” or “Reload current page” to see changes to website.

These links are to undated mailers from Park Mediterrania HOA received on 10/28/2019 about the implementation of Parking Permits.

<http://parkmediterrania.com/hoa/2019-10-28-parkingandtrafficrulesandregulations.pdf>

<http://parkmediterrania.com/hoa/2019-10-28-parking-permit-distribution.jpg>

Please take a look at my following letter dated and mailed 11/05/2019 about the implementation of Parking Permits. I spent hours on it doing legal research, writing then editing. The logic is solid. If it gets to the point that I show it to a judge, **I have no doubt a judge would give the legal reasoning a thumbs up.**

On 11/14/2019 I’m going to the Parking Permit Distribution to get my Parking Permits (and Guest Parking Passes). If I’m refused, I’ll insist it is my legal right to get them according to **California Civil Code section 4505 Rights of Ingress & Egress Over Common Areas.**

After the Parking Permit Distribution if I don’t get what is legally mine, I’ll go to the following BOD meeting and where it is my legal right to speak to the BOD and the other members.

If I still don't get what is mine, I'll begin picketing the meetings (and continue to speak at the meetings). Of course, I'll continue to park in the parking spaces on the common areas as I have done since moving here in 2001.

If the BOD refuses to issue me Parking Permits and I am towed for not displaying the Parking Permits that I was not issued, obviously I'll file a claim in small claims court for money damages. At small claims court if anyone else than a member of the Board of Directors attempts to speak, I will object stating that they do not have legal standing. For example, if it is an employee of the property management company, I will object for that reason.

After the judge sees the HOA Parking Permit Distribution mailer stating "Homeowner account must be current in HOA dues" as the reason for my not getting and being unable to display a parking permit then getting a tow, he may already be ready to rule in my favor. If not, California Civil Code section 4505 Rights of Ingress & Egress Over Common Areas will certainly cinch his decision in my favor.

The following link is to a HOA Homefront article that was in the Press-Enterprise newspaper.
<http://parkmediterrania.com/hoa/newspaperclipping-nocaliforniaagencyoverseeinghoa-nolicensingformanagers.jpg>

Ever since moving here in 2001 I have noticed all of the property management companies, including the current one, breaking State of California laws. I have wondered why, are they ignorant of the State of California laws or are they aware of them, but know there is no penalty for violating them? The article and what I have written below answers my question.

The article begins with the question: "Is there any agency - state, county or city - that oversees HOA boards? I am extremely frustrated by mine, and have been for years." C.C. of San Diego. Kelly G. Richardson, columnist unfortunately replies: "No, in California there is no agency overseeing common interest communities." He also writes: "I favor manager licensing in California - If properly established."

Amazing, California aggressively regulates more businesses than any other state. It so over regulates businesses every year more flee the state. But there is no agency regulating HOA boards? California also requires more occupations to have licenses and/or certificates than any other state. But the managers of the property management companies are not required to have licenses and/or certificates?

OMG, unlike employees in many other occupations they don't have to worry about an agency regulating the quality of their work. Unlike other occupations there is no need to go to college, law school, vocational school or complete an internship. Unlike other occupations they don't have to study before taking a test, because there is no test to take. Yes, there is no requirement to take a state board exam and pass it to get a license and/or certificate before becoming employed as a manager at a property management company. OMG, without the need to get a license there is no worry of it being suspended or revoked.

The property management company is supposed to include letters from members in the Board of Directors packets the BOD receives before the next meeting. Will my letter convince the BOD? Having been on the BOD, I know from personal experience of co-directors who failed to even open the packets

much less look them over before the meetings. It is hard to **convince** the BOD when some directors don't even bother to read the letters from members, they are supposed to be representing at the BOD meetings.

Let me tell you a true story. Soon after I moved to Park Mediterrania HOA in 2001 I created my first website at <http://www.r-a-l-p-h.com/> Posted on the main page was (and still is) the following: "The following picture is Park Mediterrania Homeowners Association entrance sign with 1097 on one side and 1077 on the other. Dumb. People driving down the street looking for one of the two numbers have a 50-50 chance of seeing it the first time they see the sign. Dumb. If they miss seeing the number they are looking for and turn around to look for it again, when they finally see it on the other side of the sign, they probably wonder how they missed it the first time. After noticing only one of two address numbers on the sign, newcomers turning into the driveway are not looking for the signs showing one address number on one side of the driveway and another address number on the other side. I have had people ringing my doorbell who thought they were at the Unit 69 number they were looking for, unaware there is a second Unit 69 on the other side of the driveway. I have had people phoning me and asking why I was not answering my doorbell. I have found outside my door packages for the other Unit 69. New newspaper carriers have delivered my paper to the other Unit 69. Common sense should make it obvious both numbers, 1097 and 1077, need to be on both sides of the sign."

Would you believe it took several attempts by me to **convince** the Board of Directors to make this simple, obvious, needed, common sense change? The first time I was even on the BOD. Three years later I received the following letter. <http://parkmediterrania.com/hoa/2007-06-29-letterfromwsrtome-streetnumbersignatentrance.jpg> **Finally, after four attempts and three years the BOD agreed to make the change. A couple months later I had to still remind them of the letter before a change to the sign was actually done. When I noticed the change, I thought "WTF?" An underscore symbol was put between the numbers. I had expected the ampersand symbol & (representing the word and). Or at least a hyphen punctuation mark.**

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