

# SPECIAL MEETING

## To Stop Assessment Increase.

Due to the Board's mismanagement of our funds, we have just learned of a 10% increase to our fees. Is this increase necessary? We don't know! Only after seeing a new budget and a new balance sheet can we be sure that our money is not being wasted or misused. Unfortunately, the Board refuses to distribute these documents.

California law requires that the Board must submit a pro-forma budget in full compliance with Civil Code §1365(a) no earlier than March 1, 2005 and no later than May 1, 2005, and must inform you, by first class mail, of any assessment increase no earlier than 30 and no later than 60 days before it becomes effective, and the budget must show a justification for the increase.

### **Otherwise, any increase must be approved by 51% of homeowners before it can become effective.**

Here is some evidence that our funds are being misused:

- \$6,000 in attorney fees paid to and authorized by the association's president!
- \$12,000 for health insurance to a single employ, fee which most associations do not pay.
- \$250,000 for contracts awarded without a lawful bidding and due process.
- No real audit of the association's books was conducted by an independent auditor.

Without these and other needless costs, there is no reason for any fee increase whatsoever.

It is up to us, the membership, to provide the checks-and-balances required to prevent waste and mismanagement. Please exercise your rights and duties, and attend the Special Meeting on January 17, 2006 at 6:00 pm. **If you cannot attend the meeting, please sign and return the attached proxy.**

**IMPORTANT:** Please return the proxy immediately to me by mail or personally at 2511 W. Sunflower Ave. D8, Santa Ana, CA 92704. Absolute deadline is January 17, 2006 in the clubhouse before 6:00 pm.

**Finally, the mailing is expensive; please donate first-class stamps plentifully. Thanks!**

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### **THE PROXY FOR PARCEL: #000 000 00**

I, the undersigned, hereby authorize STANLEY FIALA as the true and lawful attorney, agent or proxy of the undersigned, with full power of substitution and revocation for and in the name, place and stead of undersigned, to vote upon any and all matters which may lawfully come before the membership, and any adjournments thereof. If I am present at such meeting or adjournments, I reserve the right to retrieve this proxy.

In witness whereof, the undersigned has executed this instrument this \_\_\_\_\_ day of January, 2006.

To Homeowner or Landlord  
2511 W. Sunflower Ave. Unit \_\_\_\_  
Santa Ana, CA 92704

Owner's full name: \_\_\_\_\_

Owner's signature: \_\_\_\_\_