



Diana Ungerleider <dianaunger3@gmail.com>

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## 16100 Anoka Drive

1 message

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**David Schultz** <DSchultz@polsinelli.com>

Tue, Jul 21, 2015 at 3:01 PM

To: "r.may@rmaygroup.com" <r.may@rmaygroup.com>

Cc: "Kim Bantle (ksbantle@gmail.com)" <ksbantle@gmail.com>, "Richard Blumenberg (richard@rlbarchitecture.com)" <richard@rlbarchitecture.com>, "Diana Ungerleider (dianaunger3@gmail.com)" <dianaunger3@gmail.com>

Robert—It was good seeing you last night at the meeting. I am writing just to follow up on several items.

First, attached is the revised Covenant and Agreement. Thank you very much for pointing out some needed revisions, which I have now made. I have compared the terms of this revised version with the one that you executed with Larry Friedman, which we all read and voted to approve at a prior meeting. The only difference between the attached revised Covenant and Agreement and the one you executed with Larry Friedman is that I have replaced the word "Certificate" with the words "Covenant and Agreement" because that is the correct name of the document. I trust that this revised version meets with your approval, and I am copying Diana for you to contact her to make arrangements to have it executed. Of course, however, if there is any other issue regarding the attached document, just call or email me at any time to discuss.

Second, because we were talking about roof and glare issues last night, I just wanted to point you and your architect to a relevant provision of the CC&Rs on that issue. Article III, Section 10, subdivision (a), entitled "Roof Requirements, (a) Non-Glare Materials and Thickness," provides: "No roofing materials, although admissible under the City Building Code, shall be used if they are: (1) of such a nature as glaringly to reflect light; (2) of less than 1/4 inch thickness..." I understand from our architect, Richard Blumenberg, that there are a variety of roof-colors and materials that would comply with this CC&R non-glare provision, as well as the State of California and LADBS requirements for cool roofing material. I think it would be helpful to have your architect and Richard consult on this issue, to ensure that the roof-color and material complies with both before the roof is installed. I am copying Kim and Richard, who can coordinate with you and the board on this.

Third, in regards to the survey issue below. I understand from Richard that he would like to have a survey done to show the as-built top of the slab elevation. This is simply part of our due diligence, to monitor construction on

home-sites. I understand from your emails below that this is not something you wish to incur a cost to obtain. We appreciate that, so the PHOA board will shoulder the cost for that survey, as it is part of our process. As we discussed with you last night, we would always provide you with advance notice and ask you for a convenient date/time to evaluate any issue with the construction. Please advise us of some good dates/times that work for you and we will comply with that to have the survey performed.

Best Regards, Dave.

**David Schultz**

*Principal*

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----- Forwarded message -----

From: **Robert May** <[r.may@rmaygroup.com](mailto:r.may@rmaygroup.com)>  
Date: Wednesday, July 8, 2015  
Subject: Site Visit, 16100 Anoka Drive  
To: Kim Bantle <[ksbantle@gmail.com](mailto:ksbantle@gmail.com)>

No worries Kim. It is irrelevant at this point on the survey question. I'd just like to finish up with the PHOA's final approval as it has been a very long and odd process to get there.

Thanks

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**From:** Kim Bantle <ksbantle@gmail.com>  
**Date:** Wednesday, July 8, 2015 at 10:30 PM  
**To:** Robert May <r.may@rmaygroup.com>  
**Subject:** Re: Site Visit, 16100 Anoka Drive

Yes, the pricing section was revised on May 19. Happy to find you an older version if that is what you require.

On Wed, Jul 8, 2015 at 10:15 PM, Robert May <r.may@rmaygroup.com> wrote:

Kim,

As you see, this version was revised on May 19, 2015.

Anyway, you have the survey. Please send to me the final approval letter. It should be boilerplate by now, as was the preliminary approval. It was approved over 3 weeks ago.

Thanks,

Robert

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**From:** Kim Bantle <ksbantle@gmail.com>  
**Date:** Wednesday, July 8, 2015 at 9:02 PM

**To:** Robert May <r.may@rmaygroup.com>  
**Cc:** Richard Gemignani <templumarchitects@me.com>, "ltconstruction4@aol.com"  
<ltconstruction4@aol.com>  
**Subject:** Re: Site Visit, 16100 Anoka Drive

Hi Robert,

The survey request is noted on the "Plans Application Process Instructions" on the Palisair.org website. See item #12. My understanding is that this has been on the website since August 2014. See attached.

Hope that helps.

Thanks.

Kim

On Wed, Jul 8, 2015 at 2:19 PM, Robert May <r.may@rmaygroup.com> wrote:

Hello Kim,

I'll ask Richard and Lance about that. On a general point, I believe that the PHOA should have a standard set of steps that homeowners must go through so that they know in advance about the process and the things that need to be submitted. This is the first time I have heard about a survey of the slab elevation. Where is that mentioned anywhere? CC&R's? Some other document?

Thanks,

Robert

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**From:** Kim Bantle <ksbantle@gmail.com>  
**Date:** Wednesday, July 8, 2015 at 1:54 PM

**To:** Robert May <r.may@rmaygroup.com>

**Cc:** Richard Gemignani <templumarchitects@me.com>, "ltconstruction4@aol.com"  
<ltconstruction4@aol.com>

**Subject:** Re: Site Visit, 16100 Anoka Drive

Hi Robert,

Apologies for the delay in getting the approval letter and plans to you. I think the holiday must have held that up. It should go out this week.

Also, Richard B. is asking for a survey to show the as-built top of slab elevation. This is something that is now required of all construction projects.

Please advise when you are able to submit that. I know that you are getting close to the roofing stage.

Thanks much,

Kim Bantle

On Sat, Jul 4, 2015 at 7:04 AM, Robert May <r.may@rmaygroup.com> wrote:

Hi Kim,

Here are my thoughts on that. It's pretty standard that the fences are covered during the heavier part of construction as it contains the dust in the territory. I think that once the framing and roof are complete and the house is enclosed with windows and wrapping, then it makes sense to remove it. This would be by September 1st. Otherwise, the affected neighbor may complain about excessive dust at this stage.

So my suggestion is to wait until September 1st. See if the affected neighbors can wait until that time (about 7 weeks).

Thanks,

Robert

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**From:** Kim Bantle <ksbantle@gmail.com>

**Date:** Saturday, July 4, 2015 at 6:47 AM

**To:** Robert May <r.may@rmaygroup.com>

**Cc:** Richard Gemignani <templumarchitects@me.com>, "ltconstruction4@aol.com" <ltconstruction4@aol.com>

**Subject:** Re: Site Visit, 16100 Anoka Drive

Hi Robert,

Happy 4th!! When Richard and I were at your property we discussed the upper construction fence and view obstruction. They suggested taking the green tarping down along the fence on that side.

I checked with the affected neighbors and they thought that was a good solution.

Please advise if that will work for you.

Thanks.

Kim

On Thursday, June 25, 2015, Robert May <r.may@rmaygroup.com> wrote:

Kim,

I just remembered that I have to drop my son off at Basketball Camp at 9:00 in Garden Grove, but my architect and contractor will be at the site Monday at 9.

Robert

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**From:** Robert May <[r.may@rmaygroup.com](mailto:r.may@rmaygroup.com)>

**Date:** Thursday, June 25, 2015 at 4:49 AM

**To:** Kim Bantle <[kbsbantle@gmail.com](mailto:kbsbantle@gmail.com)>

**Cc:** Richard Gemignani <templumarchitects@me.com>

**Subject:** Re: Site Visit, 16100 Anoka Drive

Hello Kim,

I will be there for the visit and I am asking my architect to be there as well. I hope that I am one of many on your list of sites to visit as I understand from the Board meeting that it is not a traditional practice but something that the Board is initiating as a new practice.

Since the Board made its final approval of my plans at the last Board meeting, who can provide me with my copy of the approved plans and the official letter that the Board sends out after approval?

Thanks,

Robert

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**From:** Kim Bantle <[ksbantle@gmail.com](mailto:ksbantle@gmail.com)>  
**Date:** Thursday, June 25, 2015 at 3:15 AM  
**To:** Robert May <[r.may@rmaygroup.com](mailto:r.may@rmaygroup.com)>  
**Subject:** Site Visit, 16100 Anoka Drive

Hi Robert,

Richard Blumberg and I are going to be conducting site visits Monday morning and would like to come by your property at 16100 Anoka Drive to inspect the framing. We would be there at 9 AM.

We would welcome your attendance but you do not need to be present at the site visit as long as someone on site is expecting us. It should take about 5-10 minutes.

Please confirm.

Thanks, Robert!

Best,

Kim Bantle

PHOA

[310-418-5758](#)

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