



Diana Ungerleider <dianaunger3@gmail.com>

Fwd: 1111 Las Lomas, Tishbi, Plans Submittal

2 messages

Kim Bantle <ksbantle@gmail.com>

Wed, Feb 3, 2016 at 5:55 PM

To: Diana Ungerleider <dianaunger3@gmail.com>

Hi Diana,

Francine wants to capture these email conversations I've been having with Elliot Tishbi of 1111 Las Lomas Ave.

Thanks.

Kim

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

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

Date: Wed, Feb 3, 2016 at 5:53 PM

Subject: Re: 1111 Las Lomas, Tishbi, Plans Submittal

To: A-Plus Fabrics <aplusfabrics@sbcglobal.net>

Cc: Bob Badiyan <bobbadiyan@hotmail.com>

Yes, please see attached for the CC&Rs. You do not sign them during the close. They are a contract that comes with the property.

Also, I've attached the application for you to sign with the plan submittal.

Thanks.

Kim

On Wed, Feb 3, 2016 at 5:40 PM, A-Plus Fabrics <aplusfabrics@sbcglobal.net> wrote:

Kim,

can you please send me a copy of the CC&R that applies to my property? I appreciate it.

Elliot Tishbi
President/CEO



3040 E. 12th St. LA, CA 90023

T: (213) 746-1100

F: (213) 746-4400

www.aplusfabricsusa.com

From: Kim Bantle <ksbantle@gmail.com>

To: aplusfabrics <aplusfabrics@sbcglobal.net>; Bob Badiyan <bobbadiyan@hotmail.com>

Sent: Monday, January 25, 2016 8:50 AM

Subject: 1111 Las Lomas, Tishbi, Plans Submittal

Dear Mr. Tishbi,

The CC&Rs of the Palisair Home Owners Association (PHOA) were initially recorded in 1953 and have been ruling this land for over 50 years. They are in place to protect homeowners and their property values, but only in the three tracts 15944, 15948 and 19890. The tract your home resides in (tract 19890) was added in 1958. I cannot speak to why Maroney was not added to this HOA but there are many possible reasons including the likelihood that the street did not yet exist. There are many areas in Los Angeles that have recorded CC&Rs and many that do not. The CC&Rs for your home were given to you through your title company when you purchased this house. Their title search should have pulled up any covenants, liens and restrictions tied to this property. The attached tract maps are a part of the CC&Rs. I'm sure your tract map was included in your closing documents. You can see that Maroney is not included.

I encourage you to read the documents I have sent you, especially the CC&Rs Art III and Art IV. Possibly you have not experienced a building scenario before that involves an active HOA. Mr. Tishbi, I cannot stress enough the importance of having you and/or your lawyer review the documents and processes that are attached to this property. They have been attached to previous emails but can also be found at www.palisair.org.

The Palisair Homeowners Association has a two-step process for submitting. Homeowners are recommended to submit their plans to us first prior to the City. Once PHOA preliminary approval has been given, then the owner applies to the City for permits. The reason for this is to prevent two trips and fees to the City if the PHOA does not approve the plans. Both the CC&Rs and the City have building restrictions that must be followed. If the CC&Rs have a rule that is more conservative than the City then the CC&R

rule must be followed. And, visa versa with the City. If the City has a more stringent rule about something then you must follow their rule on that issue (reference footnote 8 in the CC&Rs). Getting City approval does not assure PHOA approval. If you need to change your plans in order to get PHOA approval, you will then need to resubmit those plans to the City.

It is possible the PHOA plans evaluation for CC&R compliance can take a long time. On reading our Plans Application Process Instructions one can see how this can be the case, especially if erection of story poles is necessary. Given that PHOA approval must be obtained in writing before any construction can begin, the sooner the PHOA can begin your plans approval process the less likely you will incur costly delays.

Please let me know if you have any questions. Even though Maroney is not in the Palisair HOA, I am happy to try and help in the situation with the trees.

Regards,

Kim Bantle
Palisair HOA
Plans Chair
[310-418-5758](tel:310-418-5758)

2 attachments



Palisair CC&Rs.pdf

196K



Palisair-Plans-Application.pdf

132K

Kim Bantle <ksbantle@gmail.com>
To: Diana Ungerleider <dianaunger3@gmail.com>

Wed, Feb 3, 2016 at 5:58 PM

Hi,

Did this one come thru in the others I sent?

Thanks.

Kim

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

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

Date: Mon, Jan 25, 2016 at 8:50 AM

Subject: 1111 Las Lomas, Tishbi, Plans Submittal

To: [aplusfabrics](mailto:aplusfabrics@sbcglobal.net) <aplusfabrics@sbcglobal.net>, Bob Badiyan <bobbadiyan@hotmail.com>

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Kim Bantle
Palisair HOA
Plans Chair
[310-418-5758](tel:310-418-5758)

3 attachments

-  **Palisair-tract-19890.pdf**
905K
-  **Palisair-tract-15948.pdf**
919K
-  **Palisair-tract-15944.pdf**
577K