

Diana Ungerleider <dianaunger3@gmail.com>

Re: 1111 Las Lomas

4 messages

Francine Kirkpatrick <DrFKirk@verizon.net>
To: Valerie Henderson <vrhenderson@gmail.com>

Mon, Mar 14, 2016 at 8:47 AM

Hello Valerie,

You are welcome to come to my home but when you hear what I have to say you may not feel a need to. (BTW the board meeting was at Miriam's house, not mine.

I'm at 16050 Anoka, a few doors down). About Eliot's flat roof proposal: Our CC&Rs prohibit glare in roofing material. When Title 24 changed to include residential communities and the glaring roof was installed next door to me last year the board was convinced we, through our CC&Rs, had no way to trump LADBS's Title 24 rules and the glaring white roofs it required. However, Kim and I last week visited LADBS and talked to the head engineer about Title 24 and he confirmed what we'd been recently told that glaring roofs are not mandatory *if proper insulation is put under the roof*. This is the information I had given Elliot. I asked him for a sample of his roofing material and was very explicit with he and his contractor that we would not approve a glaring roof.

It's unfortunate that we didn't dig up this information earlier but it was buried in "Non-Residential" documents on the LADBS website.

See attached, pg 13.

Best,
Francine Kirkpatrick, President
Palisair Home Owners Association

From: Valerie Henderson <vrhenderson@gmail.com>
Date: Sunday, March 13, 2016 at 12:30 PM
To: ">" <drfkirk@verizon.net>
Subject: 1111 Las Lomas

Hi Francine: I came to your home for the HOA meeting a few weeks ago. I have growing concern about the flat roof that Elliot is proposing and the glaring white

material that he must put on it and how that will effect our view. Would you mind if I stop your house to see the impact it has for you? I am having a hard time imagining it and I know you mentioned having a similar situation.

I really appreciate how much time and effort the whole board puts into these matters. Let me know if a quick stop by will work for you.

Thank you!!
Valerie Henderson
1126 Las Lomas

 **COOLROOF-REQUIREMENTS.PDF**
975K

Diana Ungerleider <dianaunger3@gmail.com>
To: Francine Kirkpatrick <DrFKirk@verizon.net>

Mon, Mar 14, 2016 at 4:09 PM

Does this email trail need to go on admin?

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Francine Kirkpatrick <DrFKirk@verizon.net>
To: Diana Ungerleider <dianaunger3@gmail.com>

Mon, Mar 14, 2016 at 7:13 PM

Yes, that's why I bcc'd you. Specifically in this case it is important to have as a record my promise to the Hendersons that we will require no white roof for 1111 Las Lomas. Generally, impt emails like this from PHOA to neighbors should go on admin. Just know that generally if I've bcc'd you I want it to go on admin.

Francine

From: Diana Ungerleider <dianaunger3@gmail.com>

Date: Monday, March 14, 2016 at 4:09 PM

To: ">" <drfkirk@verizon.net>

Subject: Re: 1111 Las Lomas

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Diana Ungerleider <dianaunger3@gmail.com>
To: Francine Kirkpatrick <DrFKirk@verizon.net>

Tue, Mar 15, 2016 at 8:28 AM

Thanks for clarifying, just wanted to be sure.

Diana

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