

Palisair Home Owners Association
A NON-PROFIT CORPORATION
P.O. Box 901
Pacific Palisades, CA 90272
www.palisair.org
Palisair@gmail.com

The association itself is a "Tract Committee"
under the Declaration of Restrictions covering
Tracts 15944, 15948 and 19890, and operates as
such through its Board of directors and its Officers

December 28, 2017

**Re: 2018 VOTING PACKET, ANNUAL MEETING, ASSESSMENT REMINDER, AND
SECOND E-MAIL ADDRESS**

Dear Palisair Homeowner:

VOTING PACKET

For the election of new Board members, we have three positions to fill this year. The candidates chosen by the PHOA Nominating Committee are Miriam Schulman, Dawn Hill, and Kathy Wedeking, who are all running for reelection. (Kathy was appointed by the Board to replace Francine Kirkpatrick, our past president, who has resigned and is moving to Oregon). In addition, Michael Cohen is self-nominated. Biographies for the nominees are enclosed, as well as voting instructions and the ballot for your confidential vote. The Palisair Election Rules, adopted to comply with the requirements of the Davis-Stirling Act, can be found on our website, Palisair.org.

Because the vote for Association Directors is done solely by mail, and because no voting will take place at the Annual Meeting, no annual meeting quorum is needed. However, a full third of the Association needs to return their ballots to meet a quorum requirement to make the vote for Directors valid. We strongly encourage you to return your mail-in ballot postmarked by **January 27, 2018**. If you do not wish or feel unable to participate in the vote for Association Directors you may still help meet our quorum by marking "Abstain" on your ballot.

See the separate "Voting Instructions" document that is enclosed for details about how to vote.

ANNUAL MEETING

The annual meeting of the Palisair Home Owners Association will be held at 7:00 p.m. on **Monday, February 5, 2018** in Jane Hall in Pacific Palisades Presbyterian Church, located at 15821 Sunset Blvd. The agenda for that meeting is enclosed.

The Annual Meeting of the Palisair Home Owners Association is the Association's only all-membership meeting for the year, and we sincerely hope you will attend. It is an excellent place for you to keep up to date on the PHOA's activities. In addition, we have scheduled an outstanding presentation at the meeting by Jeff Edelstein of SOS Survival Products, on the topic of emergency preparedness. Whether for fire, earthquake, or nuclear war, disaster survival is

very much on our minds these days, and we hope that Jeff's talk will stimulate many steps that can be taken to improve disaster preparedness in our neighborhood.

ASSESSMENT REMINDER

Since a vote by the members in 2011, the payment of dues has been **mandatory**. We are required by law to inform you of the obligation of the Board of Directors to collect the annual mandatory dues, including past-due amounts. The process is detailed in our "PHOA Assessments and Dues Collection Policy," available on our Palisair.org website. Also, please review the CC&Rs, Article VII, Assessments, Section 1, Creation of Lien and Personal Obligation of Assessments.

Your assessment (dues) bill and budget report for 2018 were mailed to you on November 1st. If you have already paid your 2018 assessment, thank you. If not, to avoid a 10% late charge and the start of 12% per year interest, your 2018 dues payment must be received no later than January 31, 2018.

For the small number of homeowners that still have assessment, late charge, and interest charges that are more than one year past due, an up to date statement is enclosed. Please be aware that the Association is planning to turn over collection of your accounts to a law firm that specializes in collecting HOA past due amounts. You will then be responsible not only for past due amounts but also for collection costs and legal costs, which start at \$300.00 for the delivery of your pre-lien letter. By paying now, you can avoid these costs.

As president, I extend my apology for the failure of previous Boards over the past few years to be more diligent in collecting the mandatory assessments from the small number of homeowners that have resisted paying. The tone of some of our communications this year regarding these past due charges has been unnecessarily abrupt. On the other hand, I am happy that by collecting a significant fraction of the past due amounts, we have put the Association well on the way to a strong financial position for the years going forward, without the need to raise the annual assessment. Please know that our \$266.00 per year assessment is comparable to that of other homeowner associations in the Palisades areas that have mandatory assessments. A number of our Homeowners have expressed the opinion that our assessment is tiny compared to the benefit provided to most of us by protecting our views while still permitting major improvements to properties.

SECOND E-MAIL ADDRESS FORM

As many of you may have noticed, starting this year we have been sending out monthly e-mails to the membership, usually four days before the monthly Board meeting on the third Monday of the month. Those of you that have not provided an e-mail address or have not authorized sending out our official notices by e-mail are sent a printed copy in the mail. The most important purpose of this monthly communication is to provide better notice of our Board meetings, in conformity to the Davis-Stirling act. In addition, we provide you with a copy of the draft minutes of the previous meeting and the agenda for the upcoming meeting.

At the December meeting, our new Board member pointed out that we should really be e-mailing to both members of households where there are co-owners. So that we can start doing so, enclosed is a revised version of the E-mail Consent Form that we sent last month, with room for two e-mail addresses.

Please fill in the revised E-mail Consent Form and include it in your ballot mailing. Please put it outside the inner envelope.

Warm regards,

A handwritten signature in blue ink that reads "Howard Weisberg". The signature is written in a cursive style with a large, stylized 'H' and 'W'.

Howard Weisberg, PHOA President