



Palisair Homeowners Association <palisair@gmail.com>

I got your letter

Palisair Homeowners Association <palisair@gmail.com>

Mon, Apr 9, 2018 at 12:10 PM

To: Jerry Del Colliano <jerry@hometheaterreview.com>

Cc: Jody Fine <Jody@jodyfineestates.com>, Monica Antola <Monica@jodyfineestates.com>

Jerry, thanks for the reply.

I am happy to hear that you will be disclosing all relevant documents to the new buyer, including the Preliminary Plans Approval letter dated February 21, 2015.

As for the revised MLS listing for the house, this is entirely your responsibility. We are not in a position to validate or critique it.

And again, good luck in selling your house.

Howard Weisberg

PHOA President

On Wed, Apr 4, 2018 at 5:40 PM, Jerry Del Colliano <jerry@hometheaterreview.com> wrote:
<http://guests.themls.com/Details/CA/PACIFIC-PALISADES/16163-ANOKA-DR/90272/18-307170.aspx>

Howard,

Above is the revised MLS listing for the house.

If there is something that you'd like to suggest for a change, please get back to us with it so that we may consider it.

We need to hear back from you ASAP on this matter.

We will disclose all of the letters for the new buyer to review. Please note: our goal is to have this transaction go through with as few problems and acrimony as possible thus your guidance is very much welcomed and we will accommodate if we can.

j

Jerry Del Colliano
Publisher - CEO
HomeTheaterReview.com
310.860.9988 tel.

Jerry,

Thanks for your response and willingness to disclose the details of the second story approval when marketing your house. At the same time, "conditional HOA approval for an aprx. 1000 square foot second story, ocean-view addition" "with an option that lasts until 2030" is not our verbiage and does not fully explain the limits or the nature of the approval

Though we view the sale of your property as something that is between you and your buyer (as we mentioned in our earlier letter to you), we are concerned that not giving buyers enough information about the approval could mislead them. As this could create problems between the Association and the future owner of your home, it is important that potential buyers are aware of both the preliminary (not just conditional) nature of this approval and the full scope of limitations of that approval.

To that end, please make sure that buyers are aware of the preliminary (not just conditional) approval that you received. One way of doing this would be to include a copy of the Preliminary Plans Approval letter dated February 21, 2015 (which I am attaching to this e-mail) in your disclosures to the buyer and by making it clear that you can provide them with copies of the plans upon request.

We appreciate your cooperation in this matter. Please let us know if you have any questions. Thanks again and of course, good luck in selling your home.

Howard Weisberg

PHOA President

On Wed, Mar 28, 2018 at 11:35 AM, Jerry Del Colliano <jerry@hometheaterreview.com> wrote:
Howard,

I got your certified letter a few days ago. Thanks for sending it.

We plan to market the house using your verbiage "conditional HOA approval for an aprx. 1000 square foot second story, ocean-view addition" "with an option that lasts until 2030" (15 years from the time Friedman's letter). Clearly, anyone who would want to build said addition would have to get finished, stamped plans and then take them to the HOA for final approval.

QUESTION: who was the agent who contacted you as we didn't send anyone to you. Just curious.

Wish us luck selling the house. It should set a wonderful comp for the neighborhood when its closed!

All the best!

Jerry