

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, flowing style.

Howard Weisberg, PHOA President

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VOTING INSTRUCTIONS

December 28, 2016

Dear Palisair Home Owner:

Based on the passage of the CC&R amendments in October 2011, the PHOA is now governed by the Davis-Stirling Act, which, among other things, requires an annual secret ballot for the election of the members to the Palisair Home Owners Association Board of Directors. To be eligible to vote, you must be the legal owner of your home in one of the three PHOA tracts 15944, 15948, or 19890.

The California Civil Code provides a specific procedure to conduct the secret ballot election in order to insure fairness and participation, while insuring that your vote remains confidential. We have enclosed two envelopes in compliance with this procedure.

The ballot itself is not to be signed by you, but once you have completed it, please seal it inside the enclosed small blank envelope and then place that envelope in the second larger envelope, which is addressed to the PHOA Inspector of Elections. In the upper left-hand corner of this second envelope, **sign your name** on the signature line of the return address label, which shows your address within the Association. Even though you may prepare your ballot at some location other than the property you own within the PHOA, it is important that your signature is under the address of the property you own; this gives you the right to vote. If your name, PHOA address and signature are not on this envelope the Inspector of Elections cannot count it and will show it as voided. Once your ballot is received by the Inspector of Elections it is irrevocable.

Following the 2012 By-Laws changes, we now have a staggered Board with three-year terms. Each year, therefore, three Board positions are up for election. **This year there are four (4) candidates running for three (3) Board positions: three candidates recommended by the PHOA Nominating Committee, and one self-nomination.** (See "Biographies of Candidates" page enclosed). **Therefore, you must mark no more than three (3) "In Favor" votes. If you choose not to vote and would like (as we strongly request) to have your ballot counted toward a quorum, please mark "abstain".**

The Inspector of Elections will be tabulating the vote to elect directors by Secret Ballot on Friday, February 2, 2018, at 7:00 p.m. in a public meeting at the home of Howard Weisberg, 16001 Anoka Drive, Pacific Palisades, CA.

We recommend that your ballot be postmarked no later than Saturday, January 27, 2018, in order to ensure its arrival before the votes are to be counted. The ballot envelopes will not be opened until the public meeting referenced above. If you are unable to mail your ballot by the deadline recommended, you may bring it in person to the vote counting meeting on February 2. **A quorum of members must return ballots in order for the vote to be valid.**

Sincerely,

Your PHOA Board of Directors

**PALISAIR HOME OWNERS ASSOCIATION
STATEMENTS OF CANDIDATES
for 2018 Board of Directors**

PHOA NOMINATING COMMITTEE CANDIDATES:

MIRIAM SCHULMAN (incumbent) Vice President

Miriam Schulman has been on the PHOA board for four years. She joined first as a non-elected volunteer on the Tree Committee, and then served as its chair. For the past three years she has been an elected board member. She is currently the association's Vice President.

Before serving on the PHOA board, Miriam was on the board of the Natural History Museum of LA County. Her first career was in film editing. She has undergraduate and graduate degrees in film history and criticism, and in production. She has worked as a nature photographer, jewelry designer, fund-raiser, and classical music producer. She is the mother of two artists.

"Originally, I volunteered on the Tree Committee to learn about the CC&Rs, to meet my neighbors, and to protect my interests as a homeowner. I only planned to serve for a year; but the issues that came before the board during that year were more interesting and complicated than I could have imagined. Board membership is challenging and fascinating work. I ran for election three years ago, and every year has strengthened my belief that the board serves and protects the interests of our entire community."

DAWN HILL (incumbent) Sales and Escrow Committee, incoming Secretary

I have lived in the Palisair Homeowners Association neighborhood with my husband for over 20 years and appreciate what makes our community unique. We have one son in college who attended local schools. I hold a California Real Estate license and currently choose to work part time as a realtor assistant. Prior to my career in real estate, I worked in the garment industry, first in the wholesale sector then in retail management overseeing new store opening and construction, management, and staff training. I have been an active member of the Palisades community, and have acted as the chairperson for many of our son's yearly school fundraisers. I am well versed in the CC&R's and the construction process in our neighborhood, having remodeled our forever home here in Palisair. I am currently serving as a PHOA board member overseeing Sales and Escrows in our area.

KATHY WEDEKING (incumbent)

Kathy is a life-long Angelino and has been a resident of Pacific Palisades since 1996 along with her husband and two children. Kathy has served as head of communications and public affairs for the California Bankers Association, managed public relations for Security Pacific Bank, and ran political and public affairs campaigns as vice president of the Dolphin Group, a political/public affairs consulting firm. Kathy has served on various boards and committees locally, including a term as executive vice president of the Marlborough School Alumnae Association, and as chair of Paulist Production Associates.

SELF-NOMINATION:

Michael Cohen

My wife, Laura, and I moved from New York to Los Angeles in 1991. We moved due to a business opportunity. I am vice president of sales at a textile firm. I have a degree in Finance from University of Maryland. I have strong negotiation skills. In my position, I am always working to make sure that both my company and my clients have a good relationship, where we work together as a team. I believe I will be an asset to the PHOA board, as I listen to all sides, and make an effort to satisfy the needs of both client and company. My wife and I love Pacific Palisades. When we first found the Palisades, and we knew, that this town is where we wanted to raise our family. Now, 26 years later, we have raised our family; our 28 year old daughter went to public school, from Marquez to Pali High. We look forward to at least another 25 years here.

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2018 BALLOT

February 5, 2018 Meeting

You have one vote for each vacancy on the Board. There are 3 vacancies (3-year terms). You have 3 votes. A vote for a candidate shall be indicated by the symbol "X" or any other affirmative symbol for that candidate. For a ballot to be valid, the Member may cast only one vote for a candidate. The candidates receiving the highest number of votes shall be deemed to have been elected.

Please note that no write-in candidates are permitted.

Miriam Schulman

Dawn Hill

Kathy Wedeking

Michael Cohen

**CHECK IF
IN FAVOR**

ABSTAIN (for quorum purposes only)

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NOTE: 47 homeowner responses are needed to meet the quorum requirement. Please return your ballot according to the enclosed instructions. In order to be counted, this secret ballot must be received by the Inspector of Election before the official counting process begins. The polls will close at 7:00 p.m. 1/31/18 unless such time is otherwise extended by the Inspector of elections.

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PHOA ANNUAL MEETING AGENDA

Monday, February 5, 2018

7:00 PM

**Palisades Presbyterian Church Jane Hall
15821 Sunset Blvd.**

- I. President call to order**
 - Accomplishments of 2017**
- II. Election report for 2018 Board of Directors**
- III. Guest Speaker: Jeff Edelstein (SOS Survival Products)**
- IV. Treasurer's annual report**
- V. Tree Committee report**
- VI. Plans Committee report**
- VII. CC&R re-write update**

Palisair Home Owners Association

Consent for Delivery by Electronic Mail Transmission

California law requires that the Association deliver to its members certain notices and documents (collectively, "Association Notices") from time to time.

As a member of Palisair Home Owners Association, I acknowledge that I have a right to receive Association Notices in non-electronic form (e.g. via U.S. Mail). Notwithstanding the foregoing, I desire to receive in electronic form via electronic mail ("E-mail") all Association notices capable of being sent in electronic form, in lieu of receiving the same in a non-electronic form.

By signing this consent form, I represent and understand the following:

- Some Association Notices (e.g. secret ballot) must be sent in non-electronic form. I will continue to receive the same at my U.S. mail address on record with the Association.
- Association Notices capable of being sent in electronic form will be sent to me via E-mail in a format that prevents them from being altered (e.g. pdf format).
- I have the right to update my E-mail address at any time by notifying the Association in writing.
- I have the right to revoke my consent to receiving the Association Notices in electronic form at any time by notifying the Association in writing.
- Upon receipt of such revocation, the Association will resume providing all Association Notices to me in non-electronic form.
- I have the right to obtain a paper copy of any Association Notice upon request. There shall be no charge for such paper copy except to the extent permitted by Civil Code §5200, et seq.
- For purposes of giving notice, "delivery" shall be deemed complete at the time of the transmission from the Association.

To confirm my consent to receiving all Association Notices capable of being sent in electronic form via E-mail only and to demonstrate that I can access Association notices in the electronic form that will be used by the Association to transmit such information, I must (1) sign this form and return it to the Association, providing my name, property address and authorized E-mail address, and (2) later click "reply" to the confirmation E-mail I will receive from the Association.

Name(s): _____

Email address 1 _____

Email address 2 (optional) _____

Signature: _____

Date: _____