

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

NOTICE OF HEARING

Chuck and Connie Emerick
1177 El Medio Ave.
Pacific Palisades, CA 90272

Via US Mail and E-Mail

September 18, 2018

Via Certified, U.S. Mail, RRR, and Email (cemerick@yahoo.com)

Re: Notice of Hearing

Dear Chuck and Connie:

As you know, members of the Palisair Home Owners Association are subject to restrictions found in the governing documents. The documents also describe the board's responsibilities. One such responsibility is the enforcement of the governing documents. Sometimes this requires the imposition of fines and penalties against those who violate the association's restrictions. The board always regrets taking such measures and would prefer to minimize them whenever possible.

In this case, you are alleged to have:

1. Failed to obtain approval prior to the installation of the fence located alongside your property in violation of Article IV, Section 2 of the CC&Rs;
2. Maintained a hedge and a fence that unreasonably obstructs the view of the ocean from a neighbor's property in violation of Article III, Section 9 of the CC&Rs; and
3. Maintained an unsightly dirt front lawn in violation of Article II, Section 8 of the CC&Rs

On May 21, 2018, the Board held a hearing to consider whether your hedge at that time obstructed your neighbors' ocean view. There, it elected against disciplining you because you had taken efforts to eliminate that obstruction. Since then, it has received additional complaints regarding the fence you installed above the hedge and about the condition of your front yard. Accordingly, a new hearing is being set so that we may consider whether the hedge, fencing, and dirt lawn constitute violations of the CC&Rs and to give you an opportunity to appear before the board to discuss the matter and/or contest the evidence. If the board finds you to be in violation of the CC&Rs, it may suspend privileges and/or impose fines against you in the amount of \$500 each month for your failure to obtain architectural approval prior to the installation of your fence; \$250 each month for the first two months and \$500 each month thereafter for obstructing your neighbors view; and \$250 each month for maintaining an unsightly dirt lawn until you correct these violations.

The hearing will be held as indicated below:

Date: October 15, 2018

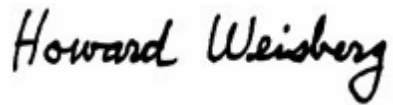
Time: Our monthly Board Meeting will start at the special time of 6:30 PM. The hearing will be held in executive session immediately after the open session. Your hearing will start at approximately 8 pm.

Location: Faculty Cafeteria at Palisades High School, 15777 Bowdoin Street.

You may appear in person or submit a written response. Upon timely written request and for worthy cause, you may be granted a short

continuance to a new hearing date. At least five (5) days prior to the hearing date, please provide us with the names of anybody who will be attending the hearing with you and a brief description of the reason for their attendance. If you bring anybody to the hearing without providing us with proper notice or the people you attempt to bring are not allowed at the hearing under the law or the governing documents, we reserve the right to either request they leave and proceed with the hearing without them or continue the hearing to a later date. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Howard Weisberg". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Howard Weisberg, PHOA President