



▶ OUR ASSOCIATION IS IN **TROUBLE**

▶ THE RESERVES ARE DOWN; THE DUES ARE UP

▶ **VOTE FOR NEW BOARD MEMBERS**

Playmor

Terrace

We are not affiliated with the current HOA Board or management company.

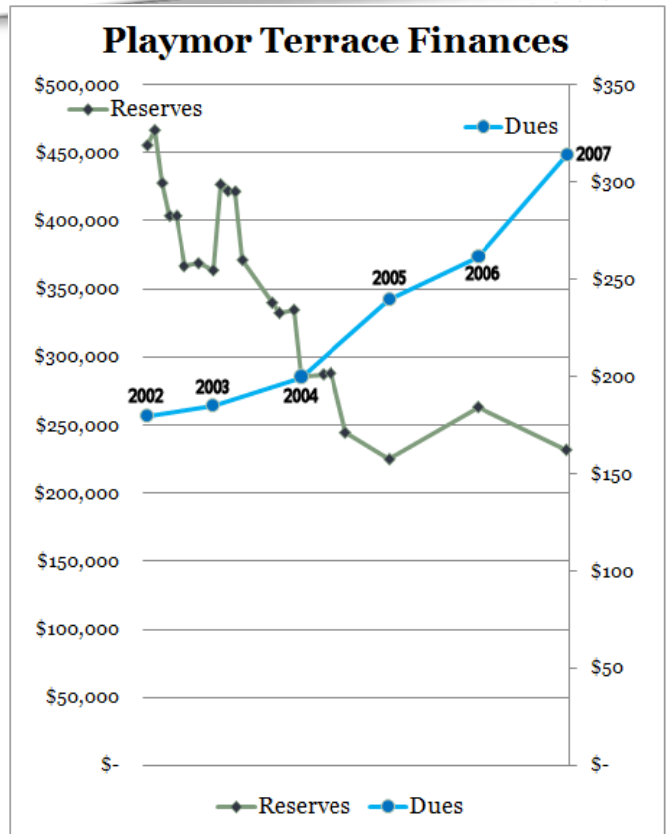
Dear Playmor Terrace Homeowner:

We write on behalf of a growing group of concerned homeowners who have come to the alarming realization that our property is in trouble. Because a picture is worth a thousand words, please take a look at the graph on the right.

The descending line represents the Homeowner Association financial reserves, and the climbing line represents our monthly dues. Quite clearly, **the financial status of the HOA has deteriorated significantly, with the reserves now being half of what they were five years ago!**

The only reason they haven't dropped any further in the last two years is because our dues have been increasing constantly. Our current Board of Directors is not concerned with this evolution, so **decisive action must be taken to replace the current Board members before all our money is gone with no one left accountable.**

We believe that the current Board is no longer focused on their duty to protect the value of our investments. Instead there has been a **pattern of often reckless, costly and biased decisions with no benefit to the majority of the homeowners.**



Protect your investment

The Board of directors has become **overly litigious** and is wasting our dues and reserves on useless legal actions. For example, the board appealed a \$600 case they lost to an owner in Small Claims Court, just to lose again in Superior Court, this time with significant legal fees that all homeowners have had to pay for.

In another recent case, the Association used our money to pay for an attorney to defend the **abusive behavior** of a current Board member who had been harassing an owner and this owner's tenants. The Board member's actions were so egregious that a restraining order was issued against her. Why do we have to pay because one or more members of the board wanted to turn this case into their personal score-settling crusade?

The budget for the next fiscal year sees our **administrative expenses increase from \$14,400 to \$33,000 and our Legal Fees from \$8,400 to \$24,000.** One can only assume that the Board has no intention of stopping its current legal strategies. In fact, next year's budget has a larger increase in total administrative overhead (plus \$38,000) than Maintenance Fees. Wouldn't you rather pay for the upkeep of our homes than for administrative expenses?

It's time for change

Three well-qualified owners without any ties to the current Board of directors are ready to step in and restore good management and accountability to our association. They also promise to represent all Playmor Terrace homeowners equally.

You can find their qualifications and goals in the sidebar to the right, but the bottom-line is that **our association needs urgent course correction**. These candidates are committed to improving Playmor Terrace, but they need your help. To change the direction of the Board, all three candidates must be elected to form a new majority. **Your vote is important.**

- **Attend the next Board election meeting so you can vote in person for these candidates. The meeting will be held on June 6 in the Doyle Community Center on Regents Road. The meeting will start at 6pm.**

OR

- **Fill out the included proxy and mail it using the pre-stamped envelope we have provided. Please put it in the mail immediately so it will arrive in time. Note that this proxy will replace any proxy you may have sent for the May 16 meeting.**

www.playmorterrace.com

The plumbing situation in December 2006 left the entire community without water for five days and spoke loudly about the failure of this board of directors in protecting our interests and about the ineffectual and wasteful manner in which they handled this emergency. A few residents were offered to stay in the hotel, but most of us were not. Why this discrimination? Why didn't the Board try to recover the costs from the first plumbing company who, instead of fixing the water leak, broke the main pipe and turned it into a disaster? It's a mystery, but the board was quick to **impose a special assessment on us, on top of increasing the monthly dues by almost 20%**.

Marius Ardeleanu, M.D.

Owner at Playmor Terrace since 2000

Marius is a pharmaceutical physician specialized in clinical trials. In this capacity, he manages multimillion dollar research grants and leads large international research teams working on the development of new drugs.

Marius wants to make the inner workings of the board of directors open to all interested HOA members and to restore the board accountability to the rest of the Playmor Terrace homeowners. He has sadly witnessed a growing sense of suspicion and alienation between the HOA membership and the board of directors over the past few years, and is convinced that increased transparency will restore the trust and will give everyone a chance to become an active participant in the administration of the property. Marius wants to put an end to cryptic HOA budgets and reports, which provide no details and justification for the way our funds are allocated. Playmor Terrace homeowners have a right to know how their money is being used and to expect that the board of directors will exercise their duties with fairness and integrity.

Kimberly Dotseth

Owner at Playmor Terrace since 2003

Kimberly is a licensed California real estate salesperson representing commercial and residential clients. She has completed over \$150 million in real estate sales and financing. She understands the balance between owner and the management of their property. She works well with the City of San Diego and its building, engineering and permit departments. Kimberly is also a mortgage broker and well known in the arts community. She is also a real estate developer and investor. She will take no Playmor listings while on the board of directors.

She works with homeowners every day in her business and understands the emotional toll it takes on an owner when things don't go well, especially when it comes to HOAs. She is a calm, rational and intelligent person who will represent all owners fairly & squarely, with open books, free and public meeting minutes and will be available to any owner for any topic. It will be her focus to get the HOA back on track.

Ezra Van Everbroeck, Ph.D.

Owner at Playmor Terrace since 2004

Ezra is an IT manager at UC San Diego. He maintains critical servers and supervises all IT work in his department. He is used to multi-tasking and keeping track of numerous issues that have to be fixed. Ezra can create a disaster recovery plan and how to communicate when important services are disrupted.

Ezra wants to keep Playmor Terrace owners involved in their community (and investment) by providing easy access to all relevant HOA documents; online if possible, but also paper copies available for inspection on site. He will also create a web site to promote Playmor Terrace as a good place to live (and invest). Ezra wants to hire a management company that keeps track of all reported problems in a computer database so members can easily verify that issues are being taken care of. As the father of two young children, Ezra is also dedicated to keeping Playmor Terrace a family-friendly community.

**PROXY
For PLAYMOR TERRACE ASSOCIATION**

The undersigned Owner, who is authorized to vote in Association elections, hereby designate(s) and appoints *Ezra Van Everbroeck* as the "Proxy" for the Owner. By this designation of Proxy, the Proxy may represent the Owner with the full power to vote on behalf of the Owner, the extent and with the same effect as if the Owner were personally present. This designation revokes any prior designation of Proxy that the Owner may have given previously with respect to the Owner's ownership interest in the ASSOCIATION.

This designation of Proxy shall be effective for the Membership Meeting to be held on June 6th, 2007 and at all adjournments of such meeting.

Date: _____, _____

Lot or Unit No. _____

Property Address: _____

Mailing Address (if different from above) : _____

SIGNATURE OF OWNER: _____

PRINTED NAME OF OWNER: _____

INSTRUCTIONS for PROXY HOLDER

The proxy holder shall cast your three votes for any of the following candidates:

- *Marius Ardeleanu
- *Kimberly Dotseth
- *Elba R. McCulloch-Beas
- *Ezra Van Everbroeck

He may provide all his votes to an individual or distribute them equally among these new candidates to ensure that at least one or more new board members get elected. The proxy holder will not vote for any of the current board members that are seeking reelection.