

Playmor Terrace



We do not represent the current HOA Board or management company.

▶ **BOARD RECALL MEETING**

▶ **IT'S TIME TO VOTE!**

▶ **APPROVE, REJECT OR ABSTAIN, BUT DO VOTE**

Dear Homeowner,

On Monday October 22nd, there will be a special meeting to vote on the recall of the whole Board of Directors. This recall meeting was requested by fellow owners who have concluded that four of the current directors are no longer acting in the best interest of the Playmor Terrace HOA.

TRANSPARENCY AND ACCOUNTABILITY

Per California Law, all owners have the right to know what is discussed at Board meetings and how their money is being spent. But *neither the minutes nor any financial statements are being made easily available*. The annual audit report comes without any explanation of how the budget compares to actual expenses, or what the historical trends are. We feel that when it comes to our money, *ignorance is not bliss*.

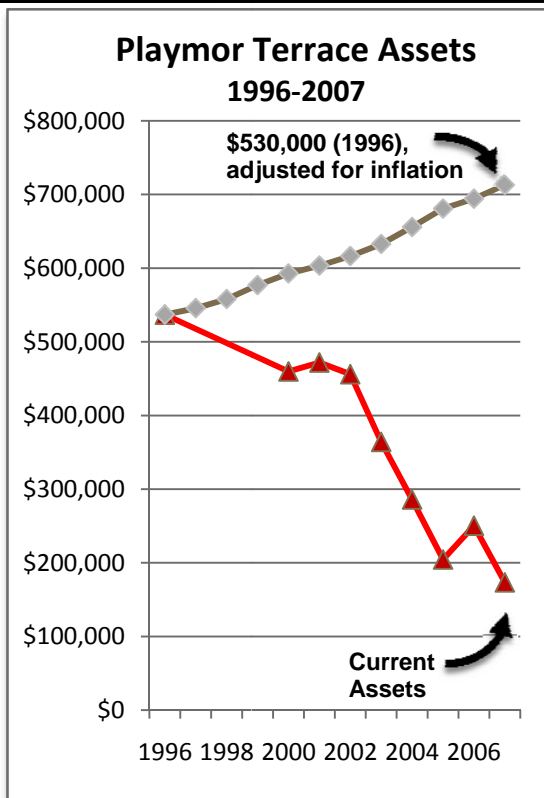
FAIR TREATMENT OF ALL OWNERS

Per the Bylaws as well as U.S. Law, the Board of Directors should exercise their duties with fairness, integrity and without any discrimination based on age, race, nationality or religion. But in our interactions with the current Board, many of us have met with *consistent resistance, ridicule, and legal actions*.

MONEY MATTERS

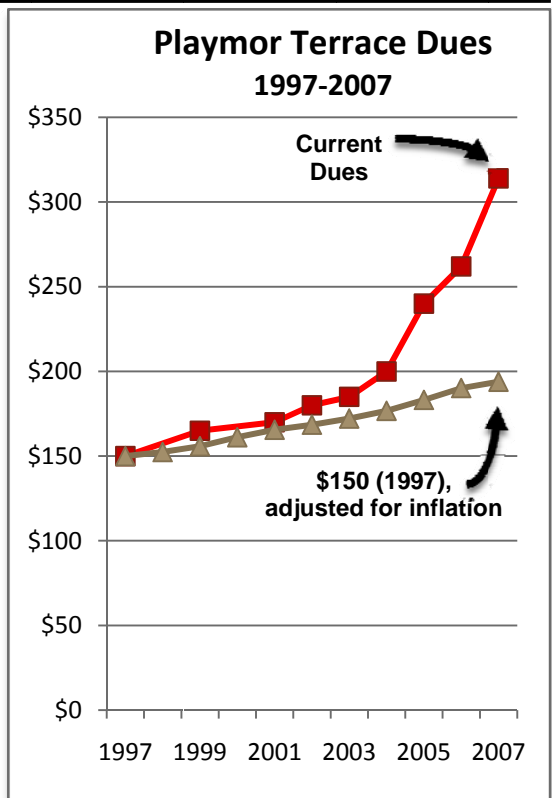
The Association's fiscal situation has been deteriorating for many years. The assets (reserves + cash) that totaled more than **\$500,000 in 1996 have dwindled to about \$175,000**. The Assets chart below shows that most of the damage was already done by 2004. That's also the year the dramatic increase in our dues shown in the other chart started, supposedly to bring the reserves back to an acceptable level. However, despite all the extra money we have been paying (*almost \$20,000 per month more from 2004 to now*), the assets continue to go down.

The inflation argument given by the current Board is simply false. In 1997, the dues were \$150 per month and the reserves a healthy \$500,000. Adjusted for inflation (about 29.3% cumulatively over the last decade), *the dues should now be \$194 per month*. At no point in the last 10 years were the dues ever significantly below the amount adjusted for inflation. Moreover, the assets should have kept up with inflation as well: we need about \$700,000 in reserves now to pay for the same goods and services that \$500,000 bought ten years ago! In other words, when adjusted for inflation, *the dues are now 162% of what they were in 1997, while the assets are only 25.5% of what they were in 1996*.



These owners have already pledged to support the recall

Jim Ailes	#115
Harvey Amster	#7
Marius Ardeleanu	#52
Shubha Bagrodia	#131
Angelica Beck	#1
Marie Berkuti	#102
Anthony Donofrio	#108
Kimberly Dotseth	#26
Alison Dotters	#44
Joan Durkin	#155
Pedram Faily	#20
Danette Hoffert	#3
Carol Li	#161
Evita McCullough-Beas	#127
Daniele Pelessone	#11
Sheiva Pousti	#14
	#53
	#148
Ezra Van Everbroeck	#160
Carl Weiman	#2



This could be your new Board

Five well-qualified owners are ready to step in and restore good management and accountability to our association. You can find their qualifications and goals in the sidebar to the right, but the bottom-line is that they need you to **VOTE IN SUPPORT OF THE BOARD RECALL**.

How to support the recall

1. It's always best to vote yourself, so unless you are sure you can attend the Board recall meeting in person, ***we recommend you mail in the ballot you received from Stratus Management***. Follow the directions precisely (e.g. indicate your votes on the ballot; insert the ballot in the inner envelope, seal it, insert the inner envelope in the outer envelope, then sign the outer envelope as indicated) and mail the package. You may want to make a photocopy of your ballot and use certified mail so there is proof of how you voted and whether your ballot arrived on time.
2. ***We recommend you also mail us the proxy that we included with this flyer***. It serves two functions: first, it is a backup in case your ballot didn't arrive or was lost; second, **you can indicate who should function as the interim Board if the recall vote is successful** – e.g. should new elections be organized by the recalled directors or by the organizers of the recall? Make sure to sign and date the actual proxy form, and to fill out the other form with instructions for the proxy holder (i.e. Ezra Van Everbroeck). Then put both forms in the stamped return envelope we provided and put the package in the mail.
3. Finally, ***we recommend you attend the Board recall meeting on October 22nd in person***. At the meeting you will be able to discuss the state of the HOA with other owners and ask questions from the current Board members as well as the recall organizers. Note that you won't get a new **ballot** if you mailed in a ballot already. But if you only mailed us a **proxy**, you will get a ballot at the meeting to cast your own vote. The recall meeting will be held at the Jewish Community Center (4126 Executive Drive, La Jolla, CA 92037) and starts at 5:30pm.

Have questions about the "urgent letter"?

Ask us ...

If you received letters from the current Board members recently and have questions about the truthfulness of their "facts", feel free to contact us for clarification.

We prefer to talk about association issues, rather than engage in personal attacks.

One comment about the cost of the recall election: a specialized company was willing to do all of it for less than \$1,000. We don't

know how much Stratus is charging, but the cost should be far less than one typical month of our current legal fees.

To contact us, please **visit the web site at playmorterrace.com, email us, or call Ezra at (858) 429-8106.**

pt.marius@gmail.com
pt.kimberly@gmail.com
pt.danette@gmail.com
pt.daniele@gmail.com
pt.ezra@gmail.com

Marius Ardeleanu, M.D.

Owner in 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. Since being elected in June, Marius has focused on making the inner workings of the board of directors open to all interested HOA members and restoring board accountability to the rest of the Playmor Terrace homeowners. He has met constant resistance from the other board members. 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.

Kimberly Dotseth

Owner in 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 works well with the City of San Diego and its building, engineering and permit departments. 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. Kimberly will represent all owners fairly & squarely, with open books, free and public meeting minutes and will be available to any owner for any topic.

Danette Hoffert

Owner in Playmor Terrace since 1987

Danette is an RN at Scripps Hospital La Jolla and a long-time owner in Playmor Terrace who has management experience in another association. She also helped organize a successful Board Recall in Playmor Terrace many years ago. Danette wants to bring a stop to all the personal attacks and legal actions, so the Board can focus on the concerns of the whole community.

Daniele Pelessone, Ph.D.

Owner in Playmor Terrace since 1982

Daniele is an engineer with a doctorate degree in aerospace. In February 2000, he founded and sits on the board of director of an engineering firm, ES3, which has grown to over 70 full-time employees in the highly specialized fields of advanced structures and materials. Daniele believes that the state of today's PTHA is similar to how it was run approximately 10 years ago when some of the same people currently on the board were recalled at a special meeting. The owners of Playmor Terrace should have a respectable, honest, and well-run homeowners association. Our residents should be treated fairly, our finances should be strong, and our property values should increase.

Ezra Van Everbroeck, Ph.D.

Owner in Playmor Terrace since 2004

Ezra is an IT manager at UC San Diego who supervises all areas of computing support and development in his department. He wants to keep the owners involved in their community (and investment) by providing easy access to HOA documents and by creating a web site to promote Playmor Terrace as a good place to live (and invest). As the father of two young children, Ezra is also dedicated to keeping Playmor Terrace a family-friendly community.